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Columbia, S.C. 29201  
JOHN M. DILLARD, P.A., GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Dorothy Hipp Gunter

in consideration of One Hundred Twenty Seven Thousand and No/100 (\$127,000.00)----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Southern Realty Development Corporation, its successors and assigns, forever:

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being at the northwestern corner of the intersection of Rutherford Road with Arcadia Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as 0.958 acres on a plat of the PROPERTY OF SOUTHERN REALTY DEVELOPMENT CORPORATION, made by Freeland and Associates, dated October 30, 1984, recorded in the REC Office for Greenville County, S. C. in Plat Book 10X, Page 94, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Rutherford Road at the intersection of said road with the western side of the right-of-way of Arcadia Drive and running thence along the northwestern side of Rutherford Road, S. 54-40 W. 103.62 feet to a new RR spike; thence N. 35-07 W. 400.29 feet to an iron pin in the center line of a 20-foot spur track easement owned by Southern Railway Company; thence through said easement, S. 76-46 E. 77.60 feet to an iron pin; thence continuing through said easement, S. 80-05 E. 82 feet to a new RR spike at the intersection of said spur track with the western side of Arcadia Drive; thence with the western side of the right-of-way of Arcadia Drive, the following courses and distances: S. 49-10 E. 57 feet to an iron pin; S. 43-08 E. 45 feet to an iron pin and S. 34-48 E. 158.95 feet to an iron pin at the intersection of Arcadia Drive with Rutherford Road; thence with the intersection of Arcadia Drive with Rutherford Road, S. 9-56 W. 35.52 feet to the point of beginning.

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ALSO: All of the Grantor's right, title and interest, if any, in and to that strip of land adjoining the above described property at the northeastern corner thereof, the eastern boundary of which is the right-of-way of Arcadia Drive, the southwestern boundary of which is the center line of a 20-foot Southern Railway spur track and the northwestern boundary of which is the center line of the old abandoned Southern Railway main line now used for industrial purposes, it being the intention of the Grantor to quit-claim any right she has in and to said strip of land adjoining the above described tract.

ALSO: All the right, title and interest of the Grantor as Landlord in a certain Lease Agreement with Ben Arnold Company, Inc. of South Carolina as tenant, dated February 23, 1984, which lease covers the above described property.

ALSO: All the right, title and interest in and to a certain railroad spur track including all equipment and appurtenances connected therewith which runs to the loading dock of the building on the above described property to the 20-foot spur track easement owned by Southern Railway Company as shown on the above mentioned plat, made by Freeland and Associates, dated October 30, 1984, which spur track and facilities are privately owned by the owner of the above described property and are not the property of Southern Railway Company.

The above described property is the same conveyed to the Grantor by deed of Chestnut Hills, Inc., recorded on November 1, 1963, in the REC Office for Greenville County, S. C. in Deed Book 735, page 162, excluding that portion lying on the northern side of Rutherford Road and the western side of Arcadia Drive conveyed by the Grantor to the South Carolina Department of Highways and Public Transportation in the widening of Rutherford Road. The above described property is conveyed subject to easements shown on the above described plat for the Southern Railway Company, 20-foot spur track, a sanitary sewer line, easements for local power service, a 33-foot easement to the City of Greenville, South Carolina for the installation and maintenance of a water line and to a 68-foot Duke Power Company right-of-way crossing through the rear portion of the property and to so much of the rear portion of the property which is included within the right-of-way of the old main line of the Southern Railway Company which may be claimed by easement or in fee by Southern Railway Company.

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