

or less, or 10.632 acres, more or less, as shown within red lines on print of Drawing F-1464, dated March 22, 1962, attached hereto and made a part hereof, being a portion of land conveyed by P. R. Long and L. A. Ramsey to Piedmont and Northern Railway Company by deed dated May 1, 1948, and recorded in Book 345, Page 174, in the office of the Register of Mesne Conveyance for Greenville County; also being a portion of land conveyed by P and N Realty Company to Piedmont and Northern Railway Company by deed dated May 31, 1950, and recorded in Book 411, Page 258, in the office of the Register of Mesne Conveyance for said Greenville County, subject, however, to the right-of-way of the Southern Railway's Columbia and Greenville Division, 100 feet wide, measured radially in the westerly direction from the center of the track; also a right-of-way 10 feet wide for an existing 8-inch sanitary sewer conveyed by Piedmont and Northern Railway Company to Parker Water and Sewer Sub-District, dated July 10, 1959; also a right-of-way 20 feet wide for an existing 12-inch sanitary sewer conveyed by Piedmont and Northern Railway Company to the Greater Greenville Sewer District, dated February 3, 1959; also, easement for telephone line conveyed by Piedmont and Northern Railway Company to Southern Bell Telephone and Telegraph Company, dated January 11, 1957; also, a right-of-way 20 feet wide in accordance with an agreement between Piedmont and Northern Railway Company and Commodity Warehouse Company, dated August 28, 1957.

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AND WHEREAS, it appears from the papers presented to Morgan Guaranty Trust Company of New York that the above described property is of the value as set out in said papers, and that sale and disposition of said property is desirable in the proper conduct of the business of said Piedmont and Northern Railway Company, and that it is desirable in the proper conduct of the business of said Piedmont and Northern Railway Company to release the above described property from the lien of the Mortgage and Deed of Trust executed and delivered by Piedmont and Northern Railway Company to Morgan Guaranty Trust Company of New York, as Trustee, as aforesaid;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Morgan Guaranty Trust Company of New York, a corporation organized and existing under the laws of the State of New York, as Trustee, in pursuance of authority in it vested by and under said Mortgage and Deed of Trust, and in consideration of the sum of \$5.00 and other good and valuable considerations to it in hand paid by Commodity Warehouse Company, Inc., the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and release from the aforesaid Mortgage and Deed of Trust, and forever quitclaim unto the said Commodity Warehouse Company, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, its successors

and assigns, all of its right, title, interest and estate as Trustee, as  
 \*\*\*There is to be excepted from this conveyance and reserved to Piedmont and Northern Railway Company, its successors and assigns, the right to continue the drainage of the tracks and right-of-way of Piedmont and Northern Railway Company, the property west of its main line, the existing 50 foot street southwest of said parcel of land and the proposed 50 foot street and property located west and northwest of said parcel of land, over and across said parcel of land conveyed by this deed, so that said drainage shall not be impeded, interrupted or interfered with.