

## FOUNTAIN INN, GREENVILLE, SOUTH CAROLINA

ALL that certain piece, parcel or tract of land situate, lying and being near the Town of Fountain Inn in the County of Greenville, State of South Carolina, containing 36.26 acres, more or less, and being described according to a plat prepared by Piedmont Engineering Service, Greenville, S. C., dated May 23, 1950 entitled "Property of Fairview Mills near Fountain Inn, S. C.," said plat being recorded in the Office of the Register of Mesne Conveyance, Greenville County, South Carolina, in Plat Book X at Page 46 and having, according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at a point on the Northwestern side of Georgia Road in the center line of the Charleston & Western Carolina (C.&W.C.) Railway and running thence along the Northwestern side of Georgia Road N. 58-14 E. 591.6 feet to an iron pin; thence continuing along the Northwestern side of Georgia Road N. 56-28 E. 170.4 feet to an iron pin; thence leaving Georgia Road N. 63-44 W. 1,060.4 feet to an iron pin; thence N. 65-46 W. 498.4 feet to an iron pin; thence S. 23-34 W. 402.6 feet to an iron pin; thence S. 52-48 W. 943 feet to an iron pin, which iron pin is offset 20 feet from the center line of a ditch, the center line of said ditch constituting the Southwest boundary of the premises herein conveyed; thence along a traverse line lying to the Northeast of said ditch S. 64-01 E. 102.8 feet; thence continuing with said traverse line S. 32-22 E. 498.6 feet to a point at the intersection of the center line of the said ditch and the center line of the Charleston & Western Carolina (C.&W.C.) Railway; thence along the center line of the Charleston & Western Carolina (C.&W.C.) Railway the following courses and distances N. 72-20 E. 600.8 feet; N. 72-57 E. 100 feet; N. 74-31 E. 100 feet; N. 76-36 E. 100 feet; N. 78-33 E. 100 feet; N. 80-33 E. 100 feet; N. 82-37 E. 100 feet; N. 84-36 E. 100 feet; N. 86-14 E. 55.1 feet to the beginning corner.

The above metes and bounds description includes within its boundaries two strips of land as shown on the aforementioned recorded plat. each strip having a width of thirty (30') feet. Said strips of land lie immediately North of the center line of the Charleston & Western Carolina Railway; are designated on the aforementioned recorded plat as the new right-of-way of the Charleston & Western Carolina (C.&W.C.) Railway and contain in the aggregate 0.95 of an acre.

Also included in the above metes and bounds description are two other strips of land as shown on the aforementioned recorded plat, each strip having a width of seventy (70') feet. Said last mentioned strips lie immediately North of the aforementioned thirty (30') foot strips which thirty (30') foot strips are shown on the aforementioned recorded plat as the new right-of-way of the Charleston & Western Carolina (C.&W.C.) Railway, and contain in the aggregate 2.40 acres.

The established right-of-way of the Charleston & Western Carolina (C.&W.C.) Railway was formerly two hundred (200') feet in width measuring 100 feet from the center line of the track. Said Railway Company by deed dated December 11, 1950 and recorded in the Office of the Register of Mesne Conveyances for Greenville County in Deed Volume 427 at Page 277 quitclaimed unto Fairview Mills all of the right, title and interest of said Railway Company in and to the aforementioned strips of land each seventy (70') feet in width which formerly constituted a portion of the right-of-way of the Charleston & Western Carolina (C.&W.C.) Railway. The aforementioned thirty (30') foot strips were retained by the railroad company as part of its right-of-way.

This property is subject to the right-of-way of Charleston & Western Carolina Railway Company as it now exists.

The interest, acquired by Fairview Mills from the Charleston & Western Carolina Railway in the aforementioned quit claim deed, in and to the two seventy (70) foot wide strips of land, was conveyed by Fairview Mills to Continental Assurance Company by deed dated June 28, 1951 and recorded in the office of the RMC for Greenville County, SC, in Deed Book 437, at

0289

4328 RV-2