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GREENVILLE CO. S. C.

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BOOK 1596 PAGE 383

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
)
COUNTIES OF ANDERSON, GREEN-)
VILLE AND GREENWOOD)

PARTIAL RELEASE

KNOW ALL MEN BY THESE PRESENTS that FIRST UNION COMMERCIAL CORPORATION, formerly First Union Caesar Corporation, a North Carolina corporation, Mortgagee under and owner of a certain MORTGAGE AND SECURITY AGREEMENT by and between it and GRENDL CORPORATION, a Virginia corporation, dated the 22nd day of June, 1981, and recorded that same day in the Offices of the Clerks of Court for Anderson County in Mortgage Book 610 at Page 194, for Greenwood County in Mortgage Book 326 at Page 179 and in the Offices of the Register of Mesne Conveyances for Greenville County in Mortgage Book 1544 at Page 856, for valuable consideration, the receipt whereof is hereby acknowledged, does hereby forever discharge and release the following described property from all claims and liens under the said MORTGAGE AND SECURITY AGREEMENT, and from a FACTORING AGREEMENT of even date by and between FIRST UNION COMMERCIAL CORPORATION and GRENDL CORPORATION:

All that certain piece, parcel or tract of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing 6.026 acres, more or less, as shown on a plat of survey entitled "Property of Abney Mills, Poinsett Plant, Greenville, S.C.," prepared by Dalton & Neves, Engineers, Greenville, S.C., and dated May, 1980, which is attached hereto and made a part hereof. The property is bounded on the North by property of Southern Railway, on the East by property of Southern Railway, on the Southeast by property of J. W. Going and People National Bank, on the South by property of Richard and Jamie M. Houser and by Gates Street and on the West by Going Street and Office Street, and is more particularly described as follows: BEGINNING at an iron pipe located at the point of intersection of the North eastern right-of-way of Office Street with the Southern right-of-way of the Southern Railway main line, running thence North 73-36 East 392.1 feet along said Southern Railway right-of-way to an iron pipe; running thence North 72-38 East 52.4 feet along said right-of-way to a point; running thence North 70-23 East 52.3 feet along said right-of-way to a spike; running thence North 66-02 East 113.2 feet along said right-of-way to an iron pipe located at the point of intersection of the Southern Railway main line right-of-way and the right-of-way of said railway's other track; running thence South 19-13 West 81.2 feet along said right-of-way to an iron pipe; running thence South 10-22 West 103.0 feet along said right-of-way to an iron pipe; running thence South 5-43 West 84.6 feet along said right-of-way to an iron pipe; running thence South 4-38 East 121.7 feet along said right-of-way to an iron pipe; running thence South 16-46 East 120.4 feet along said right-of-way to an iron pipe; running thence South 28-48 East 133.5 feet along said right-of-way to a point, said point being the Northern-most corner of property now owned by J. W. Going and People National Bank; running thence South 30-19 West 261.3 feet along the property of said J. W. Going and People National Bank to an old iron pipe located in the Northeastern-most corner of property now owned by Richard and Jamie Houser; running thence North 70-15 West 90.5 feet along the Northern boundary of said Houser property to an old iron pipe located in the Eastern right-of-way of Gates Street; running thence North 28-40 East 110.2 feet along the eastern right-of-way of Gates Street to a spike; running thence North 59-26 West 479.7 feet along the Northeastern right-of-way of Gates Street to an old iron pipe; running thence North 13-39 West 11.2 feet to an iron pipe located in the Southeastern right-of-way of Going

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