

All that certain piece, parcel or tract of land, containing 87.8444 acres, more or less, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Survey for J. E. Sirrine Company", prepared by Freeland & Associates, dated March 21, 1983, revised June 28, 1983, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-Q at page 46, and having, according to the said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Pelham Road and Roper Mountain Road, at the joint corner of the premises herein described and Easement No. 3, and running thence with the Southwestern edge of the right of way for Roper Mountain Road S. 51-51 E. 302.88 feet to an iron pin; thence continuing with the Southwestern edge of said right of way S. 5005 E. 239.36 feet to an iron pin; thence N. 46-08 E. 25 feet to a nail and cap near the center line of Roper Mountain Road; thence with a line near the center line of Roper Mountain Road S. 44-08 E. 385.92 feet to a nail and cap at the corner of property now or formerly of Wayne P. England and Lynda E. England; thence with the line of the said England property, the following courses and distances: S. 46-11 W. 244.81 feet to an iron pin, thence S. 43-58 E. 200.77 feet to an iron pin, thence N. 46-11 E. 246.25 feet to a nail and cap near the center line of Roper Mountain Road; thence with a line near the center line of Roper Mountain Road S. 44-24 E. 448.74 feet to a nail and cap at the corner of property now or formerly of Bertie M. Burns; thence with the line of the said Burns property, the following courses and distances: S. 45-05 W. 814.43 feet to an iron pin, thence S. 47-03 E. 70.04 feet to an iron pin, thence S. 61-05 E. 170.45 feet to an iron pin, thence S. 77-16 E. 106.63 feet to an iron pin, thence S. 70-31 E. 87.61 feet to an iron pin, thence S. 57-33 E. 204.09 feet to an iron pin, thence S. 35-43 W. 301.60 feet to a 30 inch poplar; thence S. 20-17 E. 242.98 feet to an iron pin in the line of property now or formerly of Irene J. Thurston and Joseph H. Thurston; thence with the line of the said Thurston property S. 44-12 W. 303.29 feet to an iron pin at the corner of property now or formerly of Acme Realty Co.; thence with the line of the said Acme Realty Co. property S. 44-09 W. 491.19 feet to an iron pin at the corner of property now or formerly of T.M.F. Company; thence with the line of the said T.M.F. Company property N. 45-41 W. 211.67 feet to an iron pin at the corner of property now or formerly of Sun Vent Awning, Inc.; thence with the line of the said Sun Vent Awning, Inc. property, the following courses and distances: N. 25-54 W. 242.04 feet to an iron pin, thence S. 41-50 W. 109.22 feet to an iron pin, thence S. 25-42 E. 129.11 feet to an iron pin, thence S. 44-56 W. 423.82 feet to a concrete monument on the Northeastern edge of the right of way for Frontage Road; thence with the Northeastern edge of the right of way for Frontage Road, the following courses and distances: N. 46-44 W. 00.83 feet to an iron pin, thence N. 46-22 W. 195.68 feet to a concrete monument, thence N. 46-21 W. 204.66 feet to a concrete monument, thence N. 46-54 W. 295.40 feet to a concrete monument, thence N. 46-39 W. 28.91 feet to a concrete monument, thence N. 46-34 W. 314.56 feet to an iron pin, thence N. 46-35 W. 241.98 feet to an iron pin at the corner of the premises herein described and Pate Tract "B"; thence with the line of the said Pate Tract "B", the following courses and distances: N. 43-25 E. 65.98 feet to an iron pin, thence N. 33-54 E. 268.57 feet to an iron pin, thence N. 31-05 E. 50.00 feet to an iron pin, thence N. 25-28 E. 50.00 feet to an iron pin, thence N. 19-51 E. 50.00 feet to an iron pin, thence N. 14-14 E. 50.00 feet to an iron pin, thence N. 8-37 E. 50.00 feet to an iron pin, thence N. 2-59 E. 50.00 feet to an iron pin, thence N. 2-38 W. 50.00 feet to an iron pin, thence N. 8-15 W. 50.00 feet to an iron pin, thence N. 13-52 W. 50.00 feet to an iron pin, thence N. 19-29 W. 50.00 feet to an iron pin, thence N. 25-06 W. 50.00 feet to an iron pin, thence N. 30-27 W. 45.09 feet to an iron pin; thence with the line of Pate Tract "A", the following courses and distances: N. 36-04 W. 54.91 feet to an iron pin, thence N. 41-25 W. 40.46 feet to an iron pin, thence N. 43-42 W. 331.57 feet to an iron pin in the line of Pate Tract "B"; thence with the line of Pate Tract "B", the following courses and distances: N. 45-18 E. 80.00 feet to an iron pin, thence S. 43-42 E. 10.00 feet to an iron pin; thence with the line of Easement No. 3 N. 45-18 E. 311.90 feet to a nail