

Tract No. 1

All that piece, parcel or tract of land situate, lying and being on the western side of Pelzer Road, Grove Township, County of Greenville, State of South Carolina, designated as the 57.15 acre tract and having, according to plat entitled "Property of J.P. Stevens & Co., Inc.", dated February 27, 1965, prepared by John A. Simmons and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP at Page 55, the following metes and bounds:

Beginning at an old iron pin in the center of Pelzer Road and running N. 86-26 W. 984.7 feet to an old iron pin; thence S. 9-46 W. 654.6 feet to an old iron pin; thence N. 85-51 W. 728.2 feet to an old iron pin in the center of Southern Railroad; thence running with the Southern Railroad the following courses and distances: N. 7-52 E. 100 feet to an old iron pin; thence N. 9-52 E. 100 feet to an old iron pin; thence N. 11-58 E. 100 feet to an old iron pin; thence N. 14-04 E. 100 feet to an old iron pin; thence N. 16-13 E. 100 feet to an old iron pin; thence N. 18-05 E. 100 feet to an old iron pin; thence N. 17-47 E. 71.2 feet to an old iron pin; thence N. 21-37 E. 129.1 feet to an old iron pin; thence N. 23-58 E. 100 feet to an old iron pin; thence N. 26-00 E. 100 feet to an old iron pin; thence N. 30-09 E. 100 feet to an old iron pin; thence N. 32-17 E. 100 feet to an old iron pin; thence N. 34-11 E. 100 feet to an old iron pin; thence N. 35-09 E. 890.2 feet to an old iron pin; thence N. 34-30 E. 109.8 feet to an old iron pin; thence N. 32-36 E. 100 feet to an old iron pin; thence N. 30-19 E. 100 feet to an old iron pin; thence N. 28-29 E. 95 feet to an old iron pin in the center of county road; thence S. 75-55 E. 101.1 feet to an iron pin; thence S. 83-20 E. 406.7 feet to an iron pin; thence S. 8-35 E. 90 feet to an old iron pin; thence S. 62-37 E. 37.2 feet to an iron pin in the center of Pelzer Road; thence running with Pelzer Road S. 1-44 E. 1658.4 feet to the point of beginning.

This is a portion of the same property conveyed to J.P. Stevens & Co., Inc. from Fay E. Austin, January 10, 1966, recorded December 7, 1966 in Deed Book 810 at Page 287.

AND ALSO, an easement for the purpose of placing, maintaining and replacing water and/or sewer pipes which Grantee may require in order to receive such utilities for the benefit of the above-described property, the exact location of which easement will be specified by subsequent deed and which easement may be relocated by Grantor from time to time at Grantor's expense, across the following property of Grantor as shown on the above-referenced plat recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book PPP at Page 55:

Beginning at an old iron pin in the center of Pelzer Road and running S. 85-43 E. 965.7 feet to an old iron pin; thence S. 24-12 E. 790.2 feet to an old iron pin; thence S. 34-02 E. 198 feet to an old iron pin; thence S. 11-29 E. 282 feet to an old iron pin; thence S. 49-32 W. 364.4 feet to an old iron pin; thence S. 80-32 W. 1144.7 feet to an old iron pin in the center of Pelzer Road; thence along Pelzer Road N. 1-44 W. 1658.4 feet to the point of beginning.

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