

All that piece, parcel or tract of land, containing 18.157 acres, more or less, situate, lying and being at the intersection of U. S. Hwy. No. 276 and Scruggs Drive, near the City of Travelers Rest, County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Abney Mills, Renfrew Plant", dated January, 1983, prepared by Dalton & Neves Co., Engineers, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 10-P at page 91, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of U. S. Hwy. No. 276 and Scruggs Drive, and running thence with the Southeastern edge of the right of way for U. S. Hwy. No. 276, the following courses and distances: S. 65-08 E. 109.7 feet to an iron pin, thence S. 61-58 E. 100 feet to an iron pin, thence S. 58-50 E. 100 feet to an iron pin, thence S. 55-53 E. 100 feet to an iron pin, thence S. 52-50 E. 100 feet to an iron pin, and thence S. 48-50 E. 165 feet to an iron pin; thence with the line of property now or formerly of Lillian Burns and of James A. Willis S. 53-41 W. 636.4 feet to an iron pin at a stone; thence with the line of property now or formerly of Hallie Pawnee Leagle S. 52-55 W. 861.9 feet to an iron pin; thence with the line of property now or formerly of Seth W. Scruggs N. 35-59 W. 568.47 feet to an iron pin; thence with the line of property now or formerly of Mary Coleman Thomason and of Seth W. Scruggs N. 58-33 E. 595.7 feet to an iron pin; thence N. 41-51 E. 421.5 feet to an iron pin on the Southern edge of the right of way for Scruggs Drive; thence with the Southern edge of the said right of way for Scruggs Drive N. 45-26 E. 259.7 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of Abney Mills, dated March 1, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1163 at page 186, on March 2, 1982.

This conveyance is made subject to all existing easements and rights of way for streets, roads, railroads and utilities, of record or in place, including, but not limited to, easements and rights of way for existing telephone lines, roads, railroads, water flowage, sewerage line, water line and power line easements, and any acquired by prescription.

Reference is also made to authority given to the Grantor herein by Agreement recorded on March 2, 1982, in Deed Book 1163 at page 174, in the R.M.C. Office for Greenville County.

The Grantor herein shall not be responsible for any taxes imposed on the premises being conveyed for the period of its ownership occasioned by future changes in land use.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all of the foregoing properties unto American Fittings, Inc., its successors and assigns, forever.

AND the said D. Wellman Johnson, Trustee, does hereby bind himself and his successors in office, to warrant and forever defend all and singular the said Premises unto the said American Fittings, Inc., its successors