

improvements herein above mentioned and upon the following described real estate:

ALL THOSE CERTAIN pieces or parcels or tracts of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tracts 1-A, 1-B and Retention Pond Tract, containing a total area of 14.06 acres, as is more fully shown on a plat entitled Survey for Hooker Core, Inc., Marine Midland Realty Credit Corporation and Chicago Title Insurance Company prepared by Neil R. Phillips, Professional Land Surveyor, dated June 17, 1988, last revised October 21, 1988, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Pelham Road, which iron pin is located 1,178.7 feet from the intersection of the south property line of Seller's Out Parcel and the center-line of the pavement of Ben Hamby Road, said iron pin being at the southeastern corner of Tract 1-A, and being the Point of Beginning, and from the POINT OF BEGINNING running thence along the northern side of Pelham Road North 75 degrees 25 minutes 52 seconds West 409.00 feet to an iron pin at the corner of Tract 1-E, running thence along the easterly and northeasterly boundary line of Tract 1-E as shown on said plat the following courses and distances: North 17 degrees 31 minutes 57 seconds East a distance of 100.00 feet to an iron pin set; North 23 degrees 27 minutes 36 seconds East a distance of 100.00 feet to an iron pin set; North 30 degrees 50 minutes 33 seconds East a distance of 149.02 feet to an iron pin set; North 35 degrees 15 minutes 40 seconds East a distance of 252.81 feet to an iron pin set; North 35 degrees 15 minutes 40 seconds East a distance of 149.55 feet to an iron pin set; along the arc of a curve to the left (said arc having a radius of 180.92 feet and being subtended by a chord bearing North 7 degrees 14 minutes 21 seconds East 170.00 feet) an arc distance of 176.97 feet to an iron pin set; thence leaving said northeasterly boundary line of Tract 1-E and running along the westerly boundary line of Tract 1-B and the Retention Pond Tract as shown on said plat the following courses and distances: North 69 degrees 13 minutes 02 seconds East a distance of 97.49 feet to an iron pin set; North 33 degrees 32 minutes 46 seconds East a distance of 174.75 feet to an iron pin set; North 60 degrees 34 minutes 54 seconds East a distance of 55.00 feet to an iron pin set; North 33 degrees 32 minutes 46 seconds East a distance of 180.00 feet to an iron pin set; thence leaving said westerly boundary line of the Retention Pond Tract and running along the northerly boundary line of said Retention Pond Tract South 62 degrees 04 minutes 02 seconds East a distance of 460.00 feet to an iron pin found; thence leaving said northerly boundary line of the Retention Pond Tract and running along the easterly boundary line of the Retention Pond Tract, Tract 1-B and Tract 1-A the following courses and distances: South 31 degrees 01 minute 16 seconds West a distance of 154.22 feet to an iron pin found; South 36 degrees 53 minutes 47 seconds West a distance of 80.00 feet to an iron pin set; South 36 degrees 53 minutes 47