

covenants of record; rights of way or easements for existing public roads or streets, or portions thereof, lying within the boundaries of said land; such rights as the owners thereof may have heretofore acquired as evidenced by recorded grants to construct and maintain wire lines upon and across said land; and

SAVING AND RESERVING, also, unto Georgia Industrial Realty Company an easement or right of way for proposed tracks to be constructed into and within the tract of land hereinbefore described, the location of said easement or right of way being described as follows:

BEGINNING at a point in the southeasterly boundary of said road extending along the northwesterly boundary of said tract of land hereinbefore described, said point of beginning being forty-eight and sixty-three hundredths (48.63) feet in a northeasterly direction (measured along said northwesterly boundary) from the northwesterly corner of said tract hereinbefore described; and running thence South 31° 30' East, parallel with and forty-four (44) feet distant eastwardly (measured at right angles) from the westerly boundary of said hereinbefore described tract, a distance of one thousand six hundred nineteen and fifty-five hundredths (1619.55) feet; thence North 58° 30' East, a distance of thirty-one (31) feet; thence North 31° 30' West, a distance of one thousand six hundred thirty-four and thirteen hundredths (1634.13) feet, more or less, to the northwesterly boundary of said tract hereinbefore described; thence South 33° 18' West, along said northwesterly boundary of tract hereinbefore described, a distance of thirty-four and twenty-six hundredths (34.26) feet, more or less, to the point or place of beginning; being a strip of land thirty-one (31) feet in width and one thousand six hundred twenty-six and eighty-four hundredths (1626.84) feet (average) in length, the location of which is also indicated on said attached blueprint;

PROVIDED, however, that in the event the tracks for which said easement is reserved as aforesaid shall at any time after construction thereof be permanently abandoned, in evidence of which the operation thereof shall be discontinued and the rails, materials and fixtures therein removed by the owner thereof, thereupon, upon such abandonment, said right of way or easement herein reserved shall be extinguished.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said JOHN L. PLYLER, J. A. ORR, JR., and ERNEST PATTON, as Trustees of The Furman University Foundation under trust indenture, dated February 25, 1948, or their successors in office as such trustee or trustees, forever, in trust to hold, manage and dispose of the property herein conveyed in accordance with the powers and duties as set forth in said trust indenture including, inter alia, subject to their first securing the approval of the Finance Committee of the Board of Trustees of Furman University, the power to borrow money upon such terms and conditions as they may deem advisable and to mortgage any of said property herein conveyed as security for the repayment thereof and without any obligation upon the lender to see to the use of the proceeds of such loans and to repay all such borrowed money from income or principal as in their judgment