

BOOK 438 PAGE 04

State of South Carolina,

COUNTY OF GREENVILLE



FILED GREENVILLE CO. S. C.

JUL 10 11 00 AM 1951

ALL TAXES PAID

KNOW ALL MEN BY THESE PRESENTS That Alwin Realty Co.

a corporation chartered under the laws of the State of North Carolina

and having ~~its principal~~ place of business at Greenville

in the State of South Carolina

, for and in consideration of the

sum of TWENTY-FIVE THOUSAND (\$25,000.00) - - - - -

dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto COLUMBIA BAKING COMPANY, a corporation chartered under the laws of the State of Delaware:

All that piece, parcel or lot of land situate, lying and being on the Westerly side of Buncombe Road, near the City of Greenville, in the County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Alwin Realty Co., near Greenville, S. C.", made by Dalton & Neves, December, 1949, revised June, 1951, and recorded in the R. M. C. Office for Greenville County in Plat Book Y, at page 75, and having, according to said plat, the following metes and bounds:

BEGINNING at an old pin on the Westerly side of Buncombe Road in the center of the old G. & L. Railroad right-of-way and running thence along the center line of said old right-of-way S. 82-03 W. 244.8 feet to an old pin; thence continuing along the center line of said old right-of-way, S. 78-20 W. 80.3 feet to an old pin; thence still with the center line of said old right-of-way, S. 74-23 W. 81.6 feet to an iron fence post; thence N. 30-15 W. 151.7 feet to an iron pin located 20 feet Southeast of the center line of a railroad siding serving other property of the grantor; thence N. 57-45 E. 75.5 feet to an iron pin; thence N. 49-12 E. 250.2 feet to an iron pin on the Westerly side of Buncombe Road; thence along the Westerly side of Buncombe Road, S. 40-20 E. 344.6 feet to an iron pin, the point of beginning.

This is a portion of the property heretofore conveyed to the grantor herein by F. W. Poe Manufacturing Company by its deed dated December 28, 1949, and recorded in the R. M. C. Office for Greenville County, in Deed Book 399, at page 45.

TOGETHER with the rights in perpetuity (insofar as the grantor has the authority to grant such rights) to connect with, by means of a spur track to be constructed by the grantee on the property hereby conveyed, and to use at all times in common with the grantor and its designees, the railroad spur track shown upon the plat hereinabove referred to, which spur track was constructed by the grantor and runs from a point near the Westerly side of Buncombe Road in a Southwesterly direction to connect with tracks of the Southern Railway Company; provided, however, that the spur track of the grantor herein described shall not be obstructed by railway cars serving the property of either the grantee, the grantor, or its designees except as may be necessary in the actual movement of such cars into or out of the respective premises of said parties.

Together with the right in perpetuity to enter upon the property of the grantor at a place which is mutually agreeable with the grantor and the grantee and to construct and maintain thereon a section

150-2-1.1  
(OUT OF 150-2-1)