

hereinafter described property to the Grantee herein named:

KNOW ALL MEN BY THESE PRESENTS, That D. Wellsman Johnson, Trustee f/b/o all stockholders of Abney Mills in the State aforesaid, in consideration of the sum of One Hundred (\$100.00) Dollars to us in hand paid at and before the sealing of these presents, by Mark and Wilma Coggins in the State aforesaid the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mark and Wilma Coggins, the following described property to-wit:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 0.048 acres, more or less, as shown on a plat of survey entitled "Property of Abney Mills, Brandon Plant, Greenville County, S. C.," prepared by Dalton & Neves, Co., Engineers, Greenville, South Carolina, dated June, 1977, which is recorded in the Office of the Register of Mesne Conveyances for Greenville County in Plat Book 8-Y at Page 14. According to said Plat the property is bounded on the North by the southern right of way of a Seaboard Coast Line Railway industrial siding, on the East by West Avenue, on the South by property of Lot 206 and on the West by property of T & N Railway, and is more particularly described as follows: BEGINNING at an iron pipe, said pipe being situate at the intersection of the southern right of way of a Seaboard Coast Line Railway industrial siding with the western right of way of West Avenue, running thence South 11° 22' West 43.1 feet to an old iron pipe in the right of way of said West Avenue; running thence along property of Lot 206 North 81° 36' West 25 feet to an old iron pipe; running thence along property of P & N Railway North 14° 31' West 75.1 feet to an iron pipe in the right of way of said Seaboard Coast Line Railway siding; and running thence South 56° 45' East 62.3 feet to an iron pipe, the point of BEGINNING.

This property is subject to all existing easements and rights of way for streets, roads, railroads and utilities, of record or in place, including any acquired by prescription.

Derivation: This is the identical property transferred to the Grantor herein by as Parcel X by Deed of Abney Mills, dated March 1, 1982, and recorded in Deed Book 1163 at Page 186 in the aforesaid offices.

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

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