

of the premises herein described and Lot No. 102, Section 3; thence with the line of Lot No. 102, Section 3 S. 80-20 E. 182.44 feet to an iron pin; thence continuing with the line of Lot No. 102, Section 3 N. 46-09 E. 130.05 feet to an iron pin in the line of Lot No. 103, Section 3; thence with the line of Lot No. 103, Section 3 N. 46-09 E. 72.5 feet to an iron pin in the line of Lot No. 97, Section 3; thence with the line of Lot No. 97, Section 3 S. 82-41 E. 75 feet to an iron pin on the Western edge of the right of way for Spring Street; thence with the Western edge of the right of way for Spring Street, the following courses and distances: S. 19-14 E. 33.83 feet to an iron pin, and thence S. 34-37 E. 33.93 feet to the point of beginning.

PARCEL NO. 5:

All the right, title and interest of the Grantor herein in and to all that piece, parcel or strip of land situate, lying and being in the Town of Piedmont, County of Greenville, State of South Carolina, extending generally in a Southwesterly direction from the right of way of the Seaboard Coastline Railway Company to other property being conveyed to the Grantee herein (Parcel No. 4), being known and designated as the "Railway System", and having such metes and bounds as are shown on plats, consisting of nine sheets, prepared by Dalton & Neves Co., Engineers, dated June, 1977, entitled "Railway System, Piedmont Plant, J. P. Stevens & Co., Inc.", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9A at pages 88-96.

This is a portion of the property conveyed to the Grantor herein by deed of Piedmont Manufacturing Company, dated August 31, 1946, and recorded in the Office of the Clerk of Court for Anderson County, South Carolina, in Deed Book Z-7 at page 51, on September 28, 1946, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 298 at page 406 on September 7, 1946.

TOGETHER WITH all flood rights, flowage easements, and any and all other rights of a similar nature in connection with the Grantor's ownership of the dam and lake at Piedmont on Saluda River and its operation of power generating facilities at said location.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, easements and rights of way as may affect the above described property.

All easements granted herein or retained by the Grantor shall be deemed to run with the land and shall inure to the benefit of and bind the Grantor herein, the Grantee herein, their respective successors and assigns.