

MASTER'S TITLE

State of South Carolina }
COUNTY OF GREENVILLE

1644-190
1190

RECEIVED
JUN 10 10 23 AM '96
JUN 10 1996
R.M.C.

TO ALL WHOM THESE PRESENTS SHALL CONCERN:

I, Charles B. Simmons, Jr., as Master in Equity for Greenville County, in the said State, send Greetings:

WHEREAS, in an action in the Court of Common Pleas in Greenville County between
American Federal Bank, FSB,

as plaintiff(s) and Republic Locomotive Works, Inc.; Caterpillar, Inc.;
Heritage Associates, a Limited Partnership; Howard K. Avery &
Associates, Inc.; Motor Coils Manufacturing Co.; Cooper
Industries, Inc., et al.,

as defendant(s), by an Order dated April 9th, 1996, it was decreed that the
property hereinafter described should be sold by the Master in Equity for Greenville County on the
terms and for the purposes mentioned in the Order(s) granted in the case (see Judgment Roll No.
96-2274).

NOW THEREFORE KNOW ALL MEN, That I, the undersigned, as Master in Equity for Greenville
County, pursuant to the foregoing and in consideration of the sum of Seventy-Eight
Thousand, One-Hundred and no/100 (\$78,100.00) Dollars-----

----- as paid by the hereinafter named
grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released,
and, by these presents do grant and release the following described property unto the grantee,
Republic Raileasing, Inc., its successors and assigns forever:

5540
ALL that piece, parcel or tract of land in the State of
South Carolina, County of Greenville, with the metes and
bounds as follows:

BEGINNING at a point marker POINT OF BEGINNING, said point
being 150 feet, more or less, northerly from the center
of Bramlette Road and 884.05 feet southerly from Mile Post
AKL-57; and running thence along the right-of-way of G
& N Railroad along a 03 degree 01 minutes 50 seconds curve,
the chord of which is N. 01 degrees 21 minutes 53 seconds
E. 533.32 feet; thence N. 09 degrees 28 minutes 25 seconds
E. 414.93 feet; thence leaving said right-of-way and running
along property of Republic Locomotive Works N. 84 degrees
09 minutes 50 seconds E. 318.99 feet; thence N. 30 degrees
26 minutes 13 seconds W. 59.26 feet; thence N. 02 degrees
00 minutes E. 261.20 feet; thence N. 53 degrees 40 minutes
40 seconds E. 181.33 feet to right-of-way of West Washington
Road; thence along said right-of-way S. 30 degrees 48 minutes
41 seconds E. 290.71 feet to a point 23.50 feet westerly
from CSX Transportation, Inc. main line track; thence S.
30 degrees 25 minutes 57 seconds W. 1,327.53 feet to the
POINT OF BEGINNING containing 7.92 acres, more or less,
as shown on print of survey dated October, 1987, prepared
by Charles F. Webb, Registered Land Surveyor No. 1577.
Being all or part of the same property acquired by Republic
Locomotive, Inc., from CSX Transportation, Inc., by deed
dated April 28, 1988, and recorded in the RMC Office for
Greenville County, South Carolina, in Deed Book 1327, Page
42, and conveyed to Republic Locomotive Works, Inc. by
deed of Republic Locomotive, Inc., dated February 28, 1990,
and recorded in the RMC Office for Greenville County, South
Carolina, in Deed Book 1390, Page 765.

-225-140-3-1.2
CUT OFF 140-3-1.1

1644-191

This property was sold subject to any past due or accruing property taxes, assessments, existing easements, and restrictions of record.

Grantee's Address:

Republic Raileasing, Inc.
7 N. Laurens Street, Suite 300
Greenville, S.C. 29601

TOGETHER with all and singular the hereditaments, rights, members, and appurtenances whatsoever to the said property belonging or in any wise incident or appertaining, and the reversions and remainders, rents, issues, and profits thereof, and also any estate, right, title, interest, dower, possession, benefit, claim or demand therein whatsoever of all parties to the said suit and of all other persons who might rightfully claim the same or any part thereof, by, from, or under them, or either of them;

TO HAVE AND TO HOLD the said property, with its hereditaments, privileges, and appurtenances, unto the said grantee, ~~his~~ its/successors and assigns for their own use, benefit, and behoof, forever.

IN WITNESS WHEREOF, I, the undersigned, as Master in Equity for Greenville County, under and by virtue of the said Order(s), have hereunto set my Hand and Seal the 24th day of May, in the year of our Lord one thousand nine hundred Ninety-Six and in the two hundred and Nineteenth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED, AND DELIVERED)
in the Presence of:)

Sue Deese

Ruth S. Driggers

State of South Carolina }
COUNTY OF GREENVILLE }

[Signature] (Seal)
As Master in Equity for Greenville County

PERSONALLY APPEARED Sue Deese and made oath that she saw Charles B. Simmons, Jr., as Master in Equity for Greenville County, sign, seal, and deliver the within Deed; and that deponent together with Ruth S. Driggers signed their names as witnesses thereto.

SWORN to before me, this
24th day of May, 1996)

Ruth S. Driggers (Seal)

Notary Public for South Carolina

My Commission Expires: 12/1/2005)

Sue Deese

40323

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

40323

CHARLES B. SIMMONS, JR.

As Master in Equity for
Greenville County
TO *Realty*

Republic Raileasing, Inc.
7 N. Laurens Street, Suite 300
Greenville, S.C. 29601

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this

FILED FOR RECORD IN GREENVILLE
COUNTY SC RMC OFFICE AT 10:23 AM
06/18/96 RECORDED IN DEED
BOOK 1644 PAGE 1190
DOC # 96040323

Dennis S. Tauler Notary