

TITLE TO REAL ESTATE BY A CORPORATION—Prepared by Haysworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA,
County of GREENVILLE

County Stamps Paid \$536.25
See Act No.380 Section 1

LILLIE FARNBY WITH
A.M.O.

KNOW ALL MEN BY THESE PRESENTS That **PIEDMONT AND NORTHERN RAILWAY COMPANY**
a corporation chartered under the laws of the State of **South Carolina** and having its principal place of business at
Charlotte in the State of **North Carolina**, for and in consideration of the

sum of **FOUR HUNDRED EIGHTY-SEVEN THOUSAND, FIVE HUNDRED & NO/100 (\$487,500.00)** 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 **RIVERSIDE LIMITED PARTNERSHIP**, a limited partnership organized under
the Laws of the State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the City
of Greenville, County of Greenville, State of South Carolina, at the Northerly in-
tersection of West McBee Avenue and South Academy Street and having, according to
a plat prepared by Piedmont and Northern Railway Company entitled "Sketch showing
property of Piedmont and Northern Railway, located on West Washington St., South
Academy St. and West McBee Ave., Greenville, South Carolina," dated June 8, 1965,
last revised August 20, 1968, the following metes and bounds to wit:

BEGINNING at an iron pin in the Southerly margin of West Washington Street at the
Northeasterly corner of property conveyed to C. L. Cannon & Sons of Greenville,
Inc., by Piedmont and Northern Railway by deed dated June 19, 1947, running thence
with the said margin of West Washington Street, S. 64-41-30 E., 518.73 ft. to a
point in the new Westerly margin of South Academy Street; thence with the said mar-
gin of South Academy Street in 3 courses: (1) S. 23-48-30 W. 192.80 ft. to an iron
pin, (2) S. 27-35-30 W. 142.12 ft. to an iron pin, (3) a curve to the right in a
Southwesterly direction having a radius of 25.68 ft., 22.14 ft. to a point in the
Northerly margin of West McBee Avenue; thence with the said margin of West McBee
Avenue, N. 68-17 W. 631.82 ft. to an iron pipe; thence N. 20-48-30 E. 132.35 ft. to
an iron pipe; thence S. 64-53-30 E. 133.47 ft. to an iron pin; thence N. 25-06-30
E. 260.90 ft. to the point of beginning, containing 4.789 acres, more or less.

This conveyance is subject to the right-of-way covered by agreement dated April 23,
1948, between the Piedmont and Northern Railway Company and H. B. McKoy and H. C.
Helgeson for a 6" cast iron water main, a 6" cast iron sanitary sewer line, and an
8" terra cotta storm drain at the location for each as shown on a copy of Piedmont
and Northern Railway's Drawing T-573-D.

This conveyance is subject to all setback lines and zoning ordinances, if any,
affecting the premises hereinabove described.

It is the intent of the grantor herein to convey fee simple title to the grantee
herein.

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

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, its
successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular
the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns,
against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to
be subscribed by its duly authorized officers,

on this Sixty-eight 7th day of October in the year of our Lord one thousand, nine hundred and Ninety-third year of the
Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

L. C. Plyler
Funderburk

NORTH
STATE OF ~~SOUTH~~ CAROLINA
County of MECKLENBURG

By Franklin Way President
and Steve C. Griffith, Jr. Secretary

PERSONALLY appeared before me E. J. Funderburk and made oath that he
saw Franklin Way as President and Steve C. Griffith, Jr.
as Secretary of Piedmont and Northern Railway Company
corporation chartered under the laws of the State of South Carolina sign, seal with its corporate
seal and as the act and deed of said corporation deliver the within written deed, and that L. C. Plyler
witnessed the execution thereof.

SWORN to before me this 7th day
of October A. D., 1968.
L. C. Plyler, Jr. (L.S.)
Notary Public for South Carolina, North

Funderburk
Recorded October 14, 1968 At 1:00 P.M. # 9119

Plat Recorded in Deed Book 854, page 90, 91 & 92

50-2-1
50-2-12, 13
50-1-1 & 50-2-1