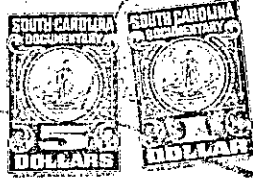


TITLE TO REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C. ✓

VOL 982 PAGE 525

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA 27 11 17 AM '73  
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY  
R.N.C.



For True Consideration See Affidavit  
Book 37 Page 18

KNOW ALL MEN BY THESE PRESENTS, that Rocky Creek Realty Company, a Partnership, consisting of T. C. Threatt, Frank B. Halter and C. R. Maxwell,



397.00  
Greenville County  
Stamps  
Paid \$ 218 35  
Act No. 350 Sec. 1

in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration 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 Martin K. Eby Construction Co., Inc., a Kansas Corporation, its successors and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina on the northern side of South Carolina Road No. 492, more commonly known as Pelham Road, and being described as 23.295 acres on a survey prepared for Schaefer B. Kendrick, dated May 21, 1973, prepared by Piedmont Engineers, Architects and Planners and being more fully described as follows:

BEGINNING at a nail and cap 25.7 feet N. 82-59 W. from the northeastern corner of the intersection of Old Boiling Springs Road and Pelham Road, said nail and cap lying in the approximate center line of Old Boiling Springs Road and running thence with the approximate center line of Old Boiling Springs Road, N. 6-47 W. 517.1 feet to a nail and cap in Old Boiling Springs Road; thence N. 83-13 E. 25 feet to a concrete monument on the eastern edge of Old Boiling Springs Road; thence N. 8-38 W. 414 feet to a concrete monument; thence N. 0-09 E. 52 feet to a concrete monument; thence N. 72-53 E. 971.15 feet to a concrete monument; thence S. 2-44 E. 1,159.38 feet to a concrete monument on the northern side of Pelham Road; thence with Pelham Road as the line, S. 77-05 W. 57 feet to an iron pin; thence S. 74-19 W. 222.4 feet to an iron pin; thence S. 76-49 W. 99 feet to an iron pin; thence S. 80-57 W. 96.6 feet to an iron pin; thence S. 86-07 W. 158.3 feet to a concrete monument; thence S. 1-48 E. 7 feet to a concrete monument; thence N. 88-04 W. 119.9 feet to an iron pin; thence N. 82-59 W. 121.5 feet to a concrete monument; thence N. 82-59 W. 25.7 feet to the nail and cap in the Old Boiling Springs Road, said nail and cap being the beginning point.

LESS, HOWEVER, a cemetery consisting of 0.11 acres, said cemetery being described as follows:

-195- 533.4-1-9.3  
OUT OF 533.4-1-9.2

BEGINNING at an iron pin at the southwestern corner of the cemetery and running thence N. 14-06 W. 29.2 feet to an iron pin at the northwestern corner of the cemetery; thence N. 77-31 E. 25.6 feet to an iron pin at the northeastern corner of the cemetery; thence S. 14-21 E. 32.2 feet to an iron pin at the southeastern corner of the cemetery; thence S. 84-15 W. 25.9 feet to the beginning point. The location of said cemetery has been established as having its southeastern corner 242.55 feet S. 86-30 W. from the concrete monument at the southeastern corner of the 23.295 acre tract of land and as having its southwestern corner 55.5 feet N. 1-52 E. from the iron pin lying 279.4 feet southwest of the southeastern corner of the 23.295 acre tract of land.

THE ABOVE DESCRIBED PROPERTY INCLUDES a portion of the Old Boiling Springs Road and this conveyance is expressly made subject to any rights of way which may exist in favor of any individual, the public, or any public agency or governmental body.

The Grantors herein do hereby impose upon the remainder of the approximately 63 acre tract, as recorded in Deed Book 956 at Page 239, known as the Ariel Smith Tract, the following restricted uses: (a) Single and multiple family housing; (b) Development of an office park limited to unconnected buildings not to exceed 100,000 rentable square feet; (c) Light industrial buildings for warehousing and/or distributing purposes limited to 300,000 rentable square feet with not more than 30% of such rentable area devoted to office space and in no case shall any such light industrial building provide for more than six truck bays; (d) Any combination of the above allowed by Greenville County Zoning Regulations.