

BEGINNING at an iron pin on the western side of U. S. Highway 276 (Laurens Road) at the joint front corner of the premises herein described and property now or formerly of W.J.W., Inc. and running thence with the line of property now or formerly of W.J.W., Inc. S. 63-44 W. 300.03 feet to an iron pin; thence continuing with the line of property now or formerly of W.J.W., Inc. S. 21-39 E. 139.89 feet to an iron pin in the line of property now or formerly of MAG Associates; thence with the line of property now or formerly of MAG Associates, S. 63-49 W. 54.40 feet to an iron pin; thence continuing with the line of property now or formerly of MAG Associates S. 26-18 E. 137.46 feet to an iron pin on the northern side of Butler Avenue (State Road 107); thence with the northern side of Butler Avenue (State Road 107) S. 63-42 W. 40.00 feet to an iron pin in the line of property now or formerly of First Piedmont Bank and Trust Co.; thence with the line of property now or formerly of First Piedmont Bank and Trust Co. the following courses and distances: N. 26-18 W. 187.54 feet to an iron pin; thence S. 63-42 W. 130.00 feet to an iron pin; thence S. 26-18 E. 187.54 feet to an iron pin on the northern side of Butler Avenue (State Road 107); thence with the northern side of Butler Avenue (State Road 107) S. 63-42 W. 258.69 feet to an iron pin in the line of property now or formerly of Kel-Mac Properties; thence with the line of property now or formerly of Kel-Mac Properties the following courses and distances: N. 26-18 W. 394.64 feet to an iron pin; thence N. 63-05 E. 30.05 feet to an iron pin; thence N. 26-41 W. 243.37 feet to an iron pin in the line of property now or formerly designated as "Subdivision"; thence with the line of property now or formerly designated as "Subdivision" N. 64-19 E. 599.82 feet to an iron pin in the line of property now or formerly of Fidelity Federal Savings and Loan Association; thence with the line of property now or formerly of Fidelity Federal Savings and Loan Association, Sobanco Properties, Inc. and Kel-Mac Properties, S. 19-56 E. 267.26 feet to an iron pin in the line of property now or formerly of Kel-Mac Properties; thence with the line of property now or formerly of Kel-Mac Properties N. 63-44 E. 200.15 feet to an iron pin on the western side of U. S. Highway 276 (Laurens Road); thence with the western side of U. S. Highway 276 (Laurens Road) the following courses and distances: S. 19-56 E. 27.25 feet to an iron pin; thence S. 20-54 E. 12.97 feet to the point of beginning. * LESS, HOWEVER: See Page -4-

75-1-1-15

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantor herein by deed of Kel-Mac Properties, dated April 1, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1043, at Page 428, on September 24, 1976.

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by C.W.I., A Partnership, to First National Bank of South Carolina, and assigned to Life of Virginia, dated September 24, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1378, at Page 615, on September 24, 1976, in the original principal sum of \$1,125,000.00, the present balance being \$1,121,337.46.

ALSO xxxxxxxx the following courses and distances: N. 26-18 W. 394.64 feet to an iron pin; thence N. 63-05 E. 30.05 feet to an iron pin; thence N. 26-41 W. 243.37 feet to an iron pin in the line of property now or formerly designated as "Subdivision"; thence with the line of property now or formerly designated as "Subdivision" N. 64-19 E. 599.82 feet to an iron pin in the line of property now or formerly of Fidelity Federal Savings and Loan Association; thence with the line of property now or formerly of Fidelity Federal Savings and Loan Association, Sobanco Properties, Inc. and Kel-Mac Properties, S. 19-56 E. 267.26 feet to an iron pin in the line of property now or formerly of Kel-Mac Properties; thence with the line of property now or formerly of Kel-Mac Properties N. 63-44 E. 200.15 feet to an iron pin on the western side of U. S. Highway 276 (Laurens Road); thence with the western side of U. S. Highway 276 (Laurens Road) the following courses and distances: S. 19-56 E. 27.25 feet to an iron pin; thence S. 20-54 E. 12.97 feet to the point of beginning. * LESS, HOWEVER: See Page -4-

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