

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS That PIEDMONT AND NORTHERN RAILWAY COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, in consideration of the sum of Three Thousand (\$3,000.00) Dollars to it in hand paid at and before the sealing of these presents, by H. B. McKoy and G. P. Campbell, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said H. B. McKoy and G. P. Campbell, their heirs and assigns, that certain lot, piece or parcel of land situate, lying and being within the corporate limits of the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:

BEGINNING at an iron pin in the southerly margin of Northern Street, said iron pin being N. 42° 58' East, 36.3 feet from the Northwest corner of warehouse of Piedmont and Northern Railway Company No. 18-C, now occupied by Statesville Flour Mills Company, thence to and along the western wall of said warehouse No. 18-C, S. 42° 58' West, 142.95 feet to an iron pin, ~~said iron pin~~, said iron pin being N. 42° 58' East, 7.5 feet from the center line of Piedmont and Northern Railway Company service track, thence N. 46° 49' West, 7.5 feet from and parallel with the center line of said service track, 198.72 feet to an iron pin, thence N. 42° 28' East 140.20 feet to an iron pin in the southerly margin of Northern Street; thence with the southerly margin of Northern Street, marked by the edge of a concrete pavement 5 feet distant, northerly and parallel to said Northern Street S. 47° 32' East 161.5 feet; thence with a curve to the left with a radius of 1998 feet deflecting to the left (.03 of a foot) 38.5 feet to the point of BEGINNING, containing 28,193 square feet, more or less, as shown within red lines on blue print map hereto attached and made a part hereof.

The foregoing property is conveyed subject to the following conditions and restrictions, to-wit: No building or permanent structure except steps, platforms and canopies, shall be erected or placed upon said lot of land nearer the property line adjoining Northern Street as now laid out than 61.3 feet from the center line of said Northern Street, and no steps, platforms or canopies shall be erected or placed upon said lot nearer said property line than 56.3 feet from said center line of Northern Street, which conditions and restrictions H. B. McKoy and G. P. Campbell, for themselves, their heirs and assigns, covenant and agree to perform and abide by, and further covenant and agree that the same are and shall be covenants running with the land.

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 said premises before mentioned, unto the said H. B. McKoy and G. P. Campbell, their heirs and assigns, forever.

And the said Piedmont and Northern Railway Company does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said H. B. McKoy and G. P. Campbell, their heirs and assigns, against itself and its successors, and all persons lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, the said Piedmont and Northern Railway Company has caused this instrument to be executed and its corporate seal to be hereunto affixed by its proper officials, this 31st day of December, in the year of our Lord one thousand, nine hundred and forty-five, and in the one hundred and sixty ninth year of the Sovereignty and Independence of the United States of America.

Attest:
 J. C. McGowan
 Secretary

(Over)

PIEDMONT AND NORTHERN RAILWAY COMPANY,
 By F.H. Cothran
 President

