

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That CONVENIENCE, INC.

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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 MODERN INDUSTRIES, Its Successors and Assigns:

All of that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and southwest of the southwestern side of Hammond Street and being the rear portion of Lots No. 14 and 15 as shown on a plat of the McBee property of Mountain City Land and Improvement Company recorded in the R. M. C. Office for Greenville County in Deed Book ZZ, at page 482, and being shown by a more recent survey of the property of Convenience, Inc. and Modern Industries prepared by Dalton & Neves, Engineers, February 1946, and having, according to said recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin, which pin is located S. 63-20 W. 111.8 feet from the southwestern side of Hammond Street and running thence N. 26-22 W. 82.8 feet to an iron pin in the line of property of the grantee; thence with the line of property of the grantee S. 30-11 W. 35.7 feet to an iron pin in line of property of the grantee; thence with line of property of the grantee S. 3-00 W. 43.4 feet to an iron pin at corner of property of the grantee; thence continuing S. 3-00 W. 33 feet to an iron pin; thence N. 63-20 E. 70 feet to the beginning corner.

This being a portion of the property conveyed to the grantor herein by two separate deeds as follows:

(1) Deed from B. F. Martin as Receiver of American Land & Investment Co. dated September 25, 1942 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 247, at page 405.

(2) Deed from Furman University dated August 23, 1942, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 247, at page 365.

Together with the right and privilege, for the purposes of ingress, egress and regress, to the grantee, its successors and assigns, in common with the grantor, its successors and assigns, to use a certain strip or parcel of land 10 feet in width and extending from the southwestern side of Hammond Street along the southeastern property line of the grantor, a distance of 111.8 feet to the property herein conveyed.