 Keys Printing Co., Greenville, S. C.

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, by deed dated December 3, 1945, recorded in R. M. C. Office for Greenville County in book 283, page 421, Hext M. Perry, Trustee, conveyed the property hereinafter described to Henry B. McKoy Company and Whereas the Henry B. McKoy Company at that time was a partnership composed of Henry B. McKoy and H. C. Helgerson, and Whereas the said Henry B. McKoy and H. C. Helgerson hold legal title to said property as a partnership known as the Henry B. McKoy Company, now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That Henry B. McKoy Company, a partnership composed of Henry B. McKoy and H. C. Helgerson

in the State aforesaid

in consideration of the sum of nine thousand no/100 DOLLARS

to us in hand paid, at and before the sealing of these presents by Earl H. Eppling

in the State aforesaid, 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 Earl H. Eppling

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in section known as Sans Souci, about two miles north of the City of Greenville, on Ethelridge Drive, at the northwest corner of the intersection of said drive and Beacon Street, said lot having the following metes and bounds:

Beginning at an iron pin on the western edge of a five foot sidewalk running along Beacon Street and the northern edge of a five foot sidewalk running along Etherlridge Drive, and running thence along the northern edge of said sidewalk of Ethelridge Drive S. 77-55 W. 60 feet to an iron pin, joint front corner of lots Nos. 11 and 12; thence with the eastern line of Lot No. 11, N. 5-33 W. 149.7 feet to a point on the dividing line of Lots Nos. 11 and 12; thence N. 77-55 E. 60 feet to an iron pin on the western edge of said sidewalk running along Beacon Street; thence along the western edge of said sidewalk S. 5-35 E. 147.5 feet to an iron pin, the beginning corner.

The lot herein conveyed is known and designated as a portion of Lot No. 12 on plat of property recorded in R. M. C. Office for Greenville County in Plat Book I, page 150, and the portion herein conveyed constitutes all of said lot No. 12 except for a fifteen foot strip at the rear of said lot adjoining Lot No. 21 and this fifteen foot strip is not included in this conveyance.

The property above described is conveyed subject to restrictions set forth in deed book 283, page 421.

It is expressedly agreed that the grantee, his heirs and assigns, have a right-of-way over the above mentioned 15 foot strip for the purpose of ingress and egress to the part of Lot No. 12 herein conveyed to the grantee.