

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 One Thousand Four Hundred and Fifty (\$1,450.00) Dollars to it in hand paid at and before the sealing of these presents, by H. B. McKoy and G. F. 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 strip, 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 S. 42-58 W. 25 feet from the center line of Northern Street, and being the Northeasterly corner of property conveyed to H. B. McKoy and G. P. Campbell by Piedmont and Northern Railway Company by deed dated December 31, 1945; thence in a Southeasterly direction parallel with and 25 feet from the center line of Northern Street, with a curve to the left with a radius of 1998 feet, 6 inches to an iron pin; thence S. 42-58 W. to and along the center line of the Westerly wall of warehouse of Piedmont and Northern Railway Company No. 18-C, now occupied by Statesville Flour Mills Company, 142.95 feet to an iron pin, said iron pin being N. 42-58 E. 7.5 feet from the center line of Piedmont and Northern Railway Company service track; thence N. 46-49 W. 7.5 feet from and parallel with the center line of said service track 6 inches to an iron pin, said iron pin being the Southeasterly corner of the property conveyed to H. B. McKoy and G. P. Campbell by Piedmont and Northern Railway Company by deed dated December 31, 1945; thence with the line of H. B. McKoy and G. P. Campbell N. 42-58 E. 142.95 feet to the point of Beginning, containing 71.475 square feet, more or less, one-half of the Westerly wall of said warehouse No. 18-C of Piedmont and Northern Railway Company, now occupied by Statesville Flour Mills Company, being on said strip of land.

The foregoing property is conveyed subject to the following conditions and restrictions, to-wit: (a) No building or permanent structure except steps, platforms and canopies, shall be erected or place upon said strip, piece or parcel 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 strip, piece or parcel of land nearer said property line than 56.3 feet from said center line of Northern Street. (b) The use of the half of the wall located on said strip, piece or parcel of land by the said H. B. McKoy and G. P. Campbell, their heirs and assigns, shall be upon the following terms and conditions; (1) The building or buildings of the said H. B. McKoy and G. P. Campbell, their heirs and assigns, erected upon the property of the said H. B. McKoy and G. P. Campbell adjacent to said strip, piece or parcel of land shall be of the same type and design as the building of Piedmont and Northern Railway Company, known as warehouse No. 18-C, now occupied by Statesville Flour Mills Company, and shall be placed on a rolled clay fill carried down to the original river bottom with due precaution being taken to protect the foundation of said building of the Piedmont and Northern Railway Company; (2) The building or buildings of the said H. B. McKoy and G. P. Campbell, their heirs or assigns, shall be limited in height to the height of the wall of the building of the said Piedmont and Northern Railway Company and no vertical extensions of same shall be made; (3) A suitable free moving slip joint chiseled into the existing brick walls and lined with tar paper before the wall is poured shall be used where the wall of the said H. B. McKoy and G. P. Campbell, their heirs or assigns, connect with said wall of the Piedmont and Northern Railway Company, and no mechanical bond in either brick or concrete shall be used. (4) The said H. B. McKoy and G. P. Campbell, their heirs and assigns, shall be responsible to the Piedmont and Northern Railway Company for any damage sustained by it resulting from the negligence of the said H. B. McKoy and G. P. Campbell, their heirs or assigns, in connection with their use of said wall or any construction by them upon their premises adjacent to said wall, which conditions, terms 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