

STATE OF SOUTH CAROLINA, }

Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Central Realty Corporation

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 THIRTY-TWO THOUSAND (\$32,000.00) DOLLARS ~~XXXXXXXX~~

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 James K. Apostolou, his

heirs and assigns

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the East side of South Main Street, between Court and Broad Streets being more particularly described as follows:

Beginning at a point on the North side of a 13 inch brick wall (the North wall of the Jennings Building) on the East side of Main St., at joint corner of Surrine and Central Realty Corp. property and running thence along Main St. S. 20-30 W. 25.60 to a drill hole in the sill above the doorway to the stairs of the Jennings Building; thence S. 69-03 E. through the center of the stairs and the center of a 13 inch brick wall and continuing on the same course 148 feet to a point on the line of J. Robert Martin; thence N. 20-30 E. 25.60 feet to Surrine corner; thence along the Surrine line N. 69-03 W. 148 feet to a point on the East side of South Main St., the beginning corner. This is part of the same property conveyed to grantor by Piedmont Realty Corp. by deed 283-435 dated December 3rd, 1945.

The grantor, Central Realty Corporation, owns and holds title to 25.02 feet on the East side of South Main St. immediately south of the property conveyed herein, being the southern portion of the Jennings Building. The grantor hereby covenants for itself, its successors and assigns that it will not, for the period of five (5) years from the date of this deed, allow this property to be used for a cafe, restaurant, cafeteria, or any other type of public eating place. This covenant is to run with the land retained by the grantor (the southern portion of the Jennings Building) and shall be construed as a real covenant running with said land until December 5th, 1951, when it shall terminate.

It is agreed by both parties hereto, for themselves, their heirs, successors and assigns, that the stairway to the second floor of the Jennings Building shall remain open and be kept free from obstructions at all times for the mutual use and benefit of the owners of both portions of the Jennings Building. In the event repairs are necessary to said stairs or stairway the parties hereto agree that each shall bear one-half the costs of such repairs.