

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 Six Thousand Seven Hundred and Fifty (\$6,750.00) Dollars to it in hand paid at and before the sealing of these presents, by McKOY-HELGERSON COMPANY, a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, 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 McKoy-Helgerson Company, its successors and assigns, that certain lot, piece or parcel of land situate, lying and being in the City of Greenville, State of South Carolina, and more particularly described as follows:

Beginning at an iron pin in the southerly margin of Welborn Street, being the northwesterly corner of property conveyed by Piedmont and Northern Railway Company to Dixie Waste Paper Company by deed dated July 16, 1952; thence South 42 - 28 West 139.30 feet, passing through the southwest corner of Dixie Waste Paper Company to an iron pin; thence North 45 - 24 - 20 West 225.15 feet to an iron pin; thence North 42 - 28 East 130.94 feet to an iron pin in the southerly margin of Welborn Street; thence with southerly margin of Welborn Street South 47 - 32 East 225.00 feet to the point of beginning, containing 30,402.00 square feet, more or less, as shown within red lines on print of Drawing F-833, dated May 14, 1954, revised May 24, 1954, hereto attached and made a part hereof, and being a part of land conveyed by Mayberry Land Company to Greenville, Spartanburg and Anderson Railway Company by deed dated August 14, 1911, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Book F, page 112; also, being a part of land conveyed by Mayberry Land Company to Piedmont and Northern Railway Company by deed dated September 10, 1935, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Book 150, page 362; and also being a part of land conveyed by Mayberry Land Company to P and N Realty Company by deed dated August 9, 1937, and recorded in the office of Register of Mesne Conveyance for Greenville County in Book 194, page 87; and also being a part of land conveyed by P and N Realty Company to Piedmont and Northern Railway Company by deed dated March 26, 1940, and recorded in the office of Register of Mesne Conveyance for said Greenville County in Book 220, page 222.

The said lot of land is conveyed subject to the following conditions and restrictions:

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 Welborn Street as now laid