

BOOK 671 PAGE 88

FEB 31 2 57 PM 1961

The State of South Carolina,

COUNTY OF GREENVILLE

23 167

I KNOW ALL MEN BY THESE PRESENTS, That THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA,

National Banking a corporation chartered under the laws of the State of United States,

and having its principal place of business at

Charleston, in the State of South Carolina, for and in consideration

of the sum of conveyance by the grantee of a right of way to the S. C. State Highway Department on or about March, 1959, of property owned by grantee on the easterly side of South Main Street

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee

has thereafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

W. H. B. SIMPSON, his heirs and assigns, forever:

ALL That certain piece, parcel or lot of land situate, lying and being at the southwesterly intersection of Hammond Street Extension and Falls Street Extension, being more particularly shown on plat of property of W. H. B. Simpson, prepared by Piedmont Engineering Service, dated September, 1960, which plat is attached hereto and made a part of this deed by reference thereto, and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the south side of Hammond Street Extension, at the beginning of a curve which constitutes the intersection with Falls Street Extension, and running thence along said curve (50' R) a chord distance of S. 59-48 E. 41.0 feet to a point; thence S. 12-00 E. 40.0 feet to the end of said curve; thence with the western side of Falls Street Extension, S. 8-15 W. 19.7 feet; thence continuing with Falls Street Extension along a curve, the chord of which is S. 3-55 E. 77.0 feet to a point; thence continuing along said curve, S. 18-42 E. 44.1 feet to an iron pin on the western side of Falls Street Extension; thence S. 79-35 W. 150 feet, more or less, to the center line of the Reedy River; thence up the center line of the Reedy River, 21 feet, more or less, to a point; thence N. 10-25 W. 223 feet, more or less, from the center line of the river to an iron pin on the south side of Hammond Street Extension; thence with the south side of Hammond Street Extension, S. 88-52 E. 147.6 feet to the beginning corner.

Subject to drainage easement along the westerly line of said property.

Grantor does not warrant the title to the property lying on the southerly side of the traverse line shown on said plat, being N. 68-02 W. 85.2 feet, it being the intention of the grantor to convey only whatever right, title and interest it might have in and to said property.

This property is conveyed subject to the restriction that any buildings placed thereon shall be in general conformity with the architectural