

and interest in and to an alleyway four feet (4') wide, running from the rear of the lot owned by the devisees of Barrett Visanska formerly extending to Fair Alley; and also together with and subject to the party wall rights appurtenant to said premises and the Visanska premises on the south, particularly described and set forth in the agreement heretofore entered into by Chas. Reyner et al with Daniel Visanska and others dated 28 February 1934, to be recorded in the office of the Clerk of Court for Richland County.

The premises hereby conveyed being the premises whereof the northern portion, together with the right-of-way appurtenant thereto, was heretofore, conveyed to Charles Reyner by R. A. Childs by deed dated February 28, 1934, whereof the central portion was heretofore conveyed to Charles Reyner and Lillian R. Reyner by R. S. Holding Company, Inc. by deed dated November 10, 1931, and whereof the southern portion was heretofore conveyed to Hortense S. Reyner by Jennie Huseman Metz by deed dated July 1, 1928, said deeds being recorded in office of Clerk of Court for Richland County, respectively, in Books of Deeds DW at Page 32, DH at Page 127, and DC at Page 376.

The lot hereby conveyed is also shown and delineated upon a plat embracing the same prepared by Tomlinson Engineering Company dated 2 February, 1934, as commencing on the eastern side of said Main Street in the center of a party wall at a point fifty-six feet seven and one-half inches N 19-00 W from the intersection of the eastern side of Main Street with the northern side of Hampton Street and running thence along the eastern side of said Main Street N 19-00 W sixty-six feet, one and one-half inches; thence turning at right angle and running along an alley as shown on said plat N 71-00 E one hundred fifty-five feet four inches to an iron stake; thence turning at a right angle and running along lot of J. W. McCormick S 19-00 E sixty-six feet three and 3/4 inches to an iron stake; thence turning at a right angle and running along lot of Visanska S 71-00 W one hundred and fifty-five feet four inches to the point of commencement.

Subject to:

1. Taxes for the year 1964.
2. Easements granted Southern Bell Telephone and Telegraph Company by the following instruments: (a) dated January 22, 1921, recorded in Book BY Page 520; (b) dated December 21, 1920, recorded in Book BY, Page 522; (c) dated October 22, 1920, recorded in Book BY, Page 522; (d) dated September 2, 1920, recorded in Book BY, Page 537.
3. Rights of others entitled thereto in and to the alleys adjacent to the north and east of the property.
4. Rights of adjacent landowners in and to the existing party walls running along the boundary lines of the property as would be disclosed by an inspection and survey of the property.
5. Such state of facts as would be disclosed by an accurate survey and inspection of the property.

All right, title and interest in and to that certain lease, dated October 1, 1948, and recorded in Book 29, page 394, as modified by agreement dated July 25, 1952, and recorded in Book 101, page 108 (and the leasehold estate created thereby), between Mary S. McCormick, as landlord, and S. H. Kress and Company, as tenant covering that certain real property situate in the City of Columbia, County of Richland, State of South Carolina and described as follows:

Commencing at a point which is 155' 8", more or less, easterly from the intersection of the northerly side of Hampton Street with the easterly side of Main Street; running thence northerly along a line parallel with the easterly side of Main Street being along lots now or formerly of Sylvan Bros. and S. H. Kress and Company, 122' 10" more or less to an alleyway 8' 4" more or less wide separating said lot from a lot now or formerly owned by Fisher; thence easterly along the southerly side of said alleyway 54' 2", more or less, to a point