

property N. 70-10 E. 54.5 feet to an iron pin at the Western edge of an 8 foot sidewalk; thence crossing said sidewalk N. 70-10 E. 8 feet to an iron pin in the line of property now or formerly of United States Store; thence with the line of the said United States Store property N. 31-17 E. 318 feet to a point; thence S. 48-57 E. 92 feet to a point in or near the center of Reedy River where it emerges from underneath the Southern edge of Camperdown Way Bridge; thence with the center of said river as the line, having a traverse line as follows: S. 19-45 W. 160 feet to a point, thence S. 76-00 E. 100 feet to a point, thence S. 87-40 E. 200 feet to a point, thence S. 45-00 E. 90 feet to a point, thence S. 52-32 E. 188.8 feet to a point, thence S. 12-55 E. 177.1 feet to a point, thence S. 21-14 E. 182 feet to a point, thence S. 60-26 E. 65 feet to an iron pin at or near the bottom of the road fill for South Church Street (U. S. Highway #29); thence with the bottom of said road fill as the line, in a Southwesterly direction 125 feet, more or less, to an iron pin; thence with the line of property now or formerly of Furman University the following courses and distances: N. 40-10 W. 127.3 feet to an iron pin, thence N. 35-38 W. 238.6 feet to an iron pin, thence N. 51-05 W. 123.5 feet to an iron pin, thence N. 55-30 W. 245 feet to an iron pin, thence N. 59-45 W. 117.6 feet to an iron pin, thence N. 76-20 W. 167.5 feet to an iron pin, thence S. 77-18 W. 109.4 feet to an iron pin, thence S. 58-50 W. 65 feet to an iron pin, thence S. 71-25 W. 99.5 feet to an iron pin, thence S. 77-45 W. 159.8 feet to an iron pin, thence S. 65-16 W. 90 feet to an iron pin, thence S. 46-42 W. 111.8 feet to an iron pin, thence N. 45-00 W. 102 feet to the point of beginning.

TOGETHER WITH an easement not in excess of 15 feet in width for a private road (access to which shall not be granted to the public) over and across other property of the grantor to the premises hereinabove conveyed for the use of vehicles necessary for service and maintenance of the said premises, the exact location of which shall be designated by the grantor in writing.

TOGETHER WITH an easement for a pedestrian walkway not in excess of 10 feet to which the public may have access, over and across other property of the grantor to the premises hereinabove conveyed, the exact location of which shall be designated by the grantor in writing.

(continued on attached rider)

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 premises before mentioned unto ~~the grantor (or his heirs)~~ ~~the City of Greenville, a municipal corporation,~~ its successors and assigns, so long as the within property is used for no other purposes than a beautified area or greenway and when so used is regularly and continuously maintained in a neat, orderly and efficient manner with adequate lighting. In the event said premises are no longer used for the foregoing purposes or are used for any other purpose inconsistent therewith or are not regularly and continuously maintained in a neat, orderly and efficient manner with adequate lighting, title thereto shall revert to the grantor herein, its successors and assigns, without the necessity of re-entry.

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