

FILED VDL 908 PAGE 267
GREENVILLE, CO. S. C.
FEB 10 9 39 AM '71
OLLIE FARNSWORTH
R. M. C.

State of South Carolina,
Greenville County

For True Consideration See Affidavit
Book 33 Page 149

Know all Men by these presents, That I, Judd B. Farr

in the State aforesaid,

in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration to me paid by Greenco Beverage Co., Inc. ~~Dollars~~

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Greenco Beverage Company, Inc., its successors and assigns forever:

PARCEL NO. 1

All that certain lot, piece, parcel of land situate, lying and being in the City and County of Greenville, State of South Carolina, and more particularly described as follows:

BEGINNING at a point in the southwesterly margin of Welborn Street, said point being located North 47-32 West 149.00 feet from an iron pipe, the northwesterly corner of property conveyed by Piedmont and Northern Railway Company to McKoy-Helgerson Company by deed dated June 30, 1934; thence South 42-28 West 123.89 feet to a point; thence North 44-42-37 West 168.198 feet to a point; thence North 42-28 East 115.60 feet to a point in the southwesterly margin of Welborn Street; thence South 42-32 East 168.00 feet to the point of beginning, containing 20,117.15 square feet, more or less, of .462 acres, more or less, as shown within red lines on print of Drawing F-1068, dated June 4, 1957, revised June 28, 1957, and recorded in RMC Office for Greenville County, South Carolina, in Deed Book 589, at Page 26, and being the same lot of land conveyed to Greenco Realty, Inc. by Deed of Piedmont and Northern Railway Company recorded in the same RMC Office in Deed Book 589, at Page 23.

The foregoing lot is conveyed subject to rights of way of the City of Greenville for water main and sewer line.

This conveyance is made subject to the following conditions and restrictions.

No dwelling 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 out than 61.0 feet from the center line of said Welborn Street, and no steps, platforms or canopies shall be erected or placed upon said lot nearer said property line than 50.6 feet from the center line of Welborn Street which conditions and restrictions Greenco Beverage Company, Inc. for itself, its successors and assigns, covenants and agrees that the same are and shall be covenants running with the land.

This being the same property conveyed to the grantor as will more fully appear in Deed Book 783, page 278.

PARCEL NO. 2

All that certain piece, parcel or lot of land with the improvements thereon, lying and being in the City of Greenville and more particularly described as follows:

(continued on reverse side)

-500-55-1-2.10