

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of

Sixty-Five Thousand and No/100 (\$65,000.00) Dollars,

to me paid by the said W. V. Wall, Trustee,

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 W. V. Wall, Trustee:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, at the southeast corner of the intersection of River Street and Hammond Street, being shown by plat of the property of Convenience, Inc., prepared by Dalton & Neves, Engineers, February, 1946, recorded in the R.M.C. Office for Greenville County in Plat Book "V", Page 183, and having the following courses and distances, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of River Street and Hammond Street, and running thence along the eastern side of River Street, S. 27-46 W. 116.9 feet to an iron pin on the eastern side of said street; thence continuing with the eastern side of said street, S. 22-19 W. 13.2 feet to an iron pin at the corner of property belonging to Modern Industries; thence along the line of property belonging to Modern Industries, S. 67-11 E. 154.5 feet to an iron pin; thence continuing with line of property belonging to Modern Industries, S. 30-11 W. 23.3 feet; thence continuing with line of property belonging to Modern Industries, S. 26-22 E. 82.8 feet to an iron pin; thence N. 63-20 E. 111.8 feet to an iron pin on the southwestern side of Hammond Street; thence along the southwestern side of Hammond Street, N. 26-22 W. 123 feet to an iron pin on the southwestern side of said street; thence continuing with the southwestern side of said street, N. 27-16 W. 43 feet to an iron pin at a bend in said street; thence continuing with the southwestern side of said street, N. 62-24 W. 154 feet to an iron pin at the southeast corner of the intersection of said Hammond Street with River Street, the beginning corner.

This is the same property conveyed to R. C. McCall by Convenience, Inc., by deed dated June 15, 1949, recorded in Deed Book 428, Page 31, R.M.C. Office for Greenville County.

Subject to an easement granted to Modern Industries over strip of land 10 feet in width, and having a depth of 111.8 feet, as shown on plat and record thereof referred to above and set forth in deed recorded in Deed Book 298, Page 288, said R.M.C. Office.