

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing 11.8 acres and being designated as Phase I on a survey for River Bend Apartments, Ewing-Hungiville, dated August 25, 1972, prepared by Piedmont Engineers & Architects, and recorded in the office of the Clerk of Court for Greenville County in Plat Book 45, Page 35, and according to said survey being bounded and measuring as follows: Beginning at an iron pin on the Northeastern side of Cleveland Street at a point 241.0' Southeast of the corner of Cleveland Street and East Faris Road and running N 62° 48' E for a distance of 217.3' along the property designated as Phase II to an iron pin; thence turning and running S 24° 25' E along the property designated as Phase II for a distance of 100.0' to an iron pin; thence turning and running S 51° 53' E for a distance of 120.0' along the property designated as Phase II to an iron pin; thence turning and running S 70° 29' E for a distance of 500.0' along the property designated as Phase II to an iron pin; thence turning and running S 88° 05' E for a distance of 60.0' along the property designated as Phase II to an iron; thence continuing N 71° 08' E for a distance of 50.0' along the property designated as Phase II to an iron pin; thence turning and running N 36° 01' E for a distance of 65.0' along the property designated as Phase II to an iron pin; thence turning and running S 80° 30' E for a distance of 120.0' along the property designated as Phase II to an iron pin; thence continuing S 89° 45' E for a distance of 214.6' along the property designated as Phase II to a point on the edge of the Reedy River; thence turning and running down the center of the Reedy River to the eastern side of Cleveland Street, the traverse line of which is on the western and northern bank of said river and having the following courses and distances: S 5-01 E 70.0 feet; S 47-06 W 60.0 feet; S 30-18 W 94.0 feet; S 20-47 W 74.0 feet; S 30-58 W 82.0 feet; S 87-07 W 83.0 feet; N 57-48 W 73.0 feet; N 84-30 W 81.0 feet; S 60-08 W 76.0 feet; S 70-09 W 100.0 feet; S 85-32 W 150.0 feet; S 58-11 W 93.0 feet; S 12-20 E 57.0 feet; S 35-58 E 65.0 feet; S 55-27 E 64.0 feet; S 42-20 E 62.0 feet; S 4-29 W 80.0 feet; S 38-59 W 136.0 feet and S 62-23 W 50.0 feet; thence turning and running along the right-of-way of Cleveland Street on a line N 27° 27' W for a distance of 1,370.0' to the iron at the point of commencement.

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