

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeast side of Cleveland Street, containing 12.37 acres and having according to a plat of "Property of Lincoln Property Company", dated November 20, 1973, prepared by John A. Simmons, RLS, the following metes and bounds, to-wit: BEGINNING at an old iron pin on 40' right-of-way line of Cleveland Street, said point also being the northwest corner of First Baptist Church property; thence along said right-of-way N. 33-44 W. 107.7 feet; N. 40-32 W. 200 feet; N. 47-01 W. 83.3 feet to new iron pin; thence leaving right-of-way N. 46-51 E. 594.3 feet to new iron pin; thence N. 43-09 W. 403.5 feet to new iron pin on Y.M.C.A. line, also at center line Duke Power Company power line; thence with said line N. 46-51 E. 395.3 feet to center line of Reedy River, (Old concrete monument back at 45 feet); thence down the River S. 54-15 E. 163 feet; S. 20-10 E. 290 feet; S. 63-40 E. 205 feet; N. 51-55 E. 49.8 feet; S. 61-10 E. 168 feet; thence leaving said river S. 46-21 W. 40 feet to an old iron pin and continuing for a total distance of 1102.3 feet to the point of beginning, said tract containing 12.37 acres.

SUBJECT, HOWEVER, to the following agreements, rights, liens and easements:

1. Taxes for the year 1975 and subsequent years, not yet due and payable.
2. Mortgage from Lincoln Associates, Inc. to First National City Bank, dated April 3, 1974, recorded April 11, 1974, Book 1307, page 17, RMC Office for Greenville County, S. C., in amount of \$3,125,000.00.
3. Right-of-way to Greenville Sewer District, recorded in Deed Book 181, page 102. Said right-of-way being 410 feet long.
4. Rights-of-way to Duke Power Company recorded in Deed Book 232, page 180 and Deed Book 360, page 134.
5. Possible easement for Duke Power Company distribution line, 10 feet in width, along the northwestern property line of insured premises as shown on plat of survey by John A. Simmons, RLS, dated November 20, 1973.
6. Easement from Lincoln Associates, Inc. to Commissioners of Public Works of the City of Greenville, S. C., for the purpose of reading, operating, maintaining, replacing and adding to water meters and other appurtenances located on the property. Said easement dated September 19, 1974, recorded October 9, 1974, in Deed Book 1008, page 161, RMC Office for Greenville County, S. C.
7. Easement from Lincoln Associates, Inc. to Southern Bell Telephone and Telegraph Company to install telephone cables and lines, said easement dated September 18, 1974, recorded October 15, 1974, in Deed Book 1008, page 431.

RECORDED DEC 31 '74 15755

EXHIBIT "A"

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