

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina and being on the northeastern side of Rosewood Circle in the southwestern side of U.S. Highway 276 and containing approximately 9.89 acres more or less and being shown and designated as Lots A, B, C and D on a Plat of Property of Mauldin Plaza, Inc. dated November 6, 1969, by Carolina Engineering and Surveying Company, recorded in the R.M.C. Office for Greenville County in Plat Book 4-C, at Page 143; and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southwestern edge of U.S. Highway 276 and running thence S. 45-43 W. 505.6 feet to an iron pin; thence turning and running N. 60-37 W. 187.6 feet to an iron pin; thence N. 60-37 W. 213.2 feet to an iron pin; thence N. 55-17 W. 251.9 feet to an iron pin in the northeastern edge of Rosewood Circle; thence along said Circle N. 19-35 E. 204.8 feet to an iron pin; thence N. 10-41 E. 101.9 feet to an iron pin; thence N. 9-30 E. 123.8 feet to an iron pin, joint corner with property now or formerly of Dallas W. Griffin; thence along joint line with Griffin S. 44-17 E. 168 feet to an iron pin; thence continuing along line with Griffin N. 45-43 E. 300 feet to an iron pin in the southwestern edge of U.S. Highway 276; thence along said Highway S. 44-17 E. 583 feet to an iron pin; thence S. 44-17 E. 100 feet to an iron pin, the point of beginning.

This being the major portion of that property heretofore conveyed to Mauldin Plaza, Inc. by deed of Nelle C. Cooper recorded August 7, 1968 in Deed Book 850, Page 50; deed of Paul B. Costner, Sr., recorded August 7, 1968 in Deed Book 850, Page 31; and Deed of Paul B. Costner, Jr., et al recorded April 17, 1970, in Deed Book 888, Page 169, all recorded in the R.M.C. Office for Greenville County.

EXCLUDING, however, all that certain piece, parcel or lot of land shown on the survey for Mauldin Plaza, Inc. described hereinabove recorded in Plat Book 4-C, Page 143, and being shown as a rectangular lot of land 138 ft. x 120 ft. located in the southwestern corner of Lot D on said plat; reference to said plat being craved for a more accurate metes and bounds description, also said property which is excluded is more fully described in Deed Book 888, Page 168, recorded April 17, 1970.

RECORDED OCT 11 1978 at 3:12 P.M.

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