

The above described property is hereby conveyed subject to certain restrictive covenants contained in a deed from Leola F. Smith to Graceland Cemetery Development Corporation, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1130, page 498 and to all rights of way and easements of public record and actually existing on the ground affecting said property.

There is hereby expressly reserved to the Grantor, Leola F. Smith, a life estate upon the following terms and conditions in and to a 1.2 acre portion of the above described property, which is more fully described as follows:

ALL that piece, parcel or lot of land, with all buildings and improvements, containing 1.2 acres, more or less, situate, lying and being on the northern side of Woodruff Road, (South Carolina Highway No. 146) being a portion of the above described 18.3 acres, and being more fully shown on a plat of survey for SOUTHSIDE BAPTIST CHURCH made by Williams and Plumblee, Inc., dated March 11, 1981, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the right of way of Woodruff Road, said iron pin being located N. 82-28 W., 313.2 feet from the southwesternmost front corner of the above described 18.3 acre tract, and from said beginning point running thence N. 6-58 E., 290.4 feet to an iron pin; thence S. 74-07 E., 249.3 feet to an iron pin; thence S. 21-53 W., 121.6 feet to an iron pin; thence S. 44-58 W., 171.8 feet to an iron pin on Woodruff Road; thence along the northern side of Woodruff Road, N. 82-28 W., 109.2 feet to the point of beginning.

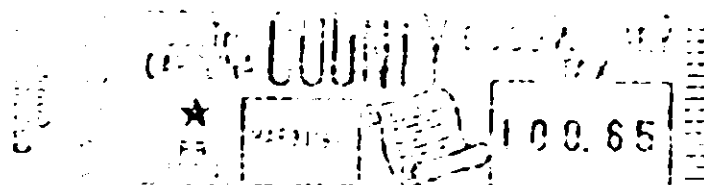
The life estate herein reserved in and to the above described 1.2 acres unto Leola F. Smith is fully terminable upon her death or upon her ceasing to reside on said 1.2 acres as a residence, whichever first occurs, and is to be used by Leola F. Smith as a personal residence, subject to the following additional terms and conditions, to-wit:

(a) The fee simple title to the property underlying said life estate shall be owned by the Grantee, subject the rights of Leola F. Smith during her lifetime or use of the same as a residence as aforesaid.

(b) All maintenance, repairs and insurance on the residence located on said life estate property shall be at the expense of Leola F. Smith as life tenant.

(c) T. J. Shaw, an employee of Leola F. Smith, shall be permitted to live on the life estate premises, free of rent, only for and during the tenure thereof by Leola F. Smith in the building now occupied by him as a home or in a mobile home or other building which shall be provided by the Grantee and located at a place satisfactory to the Grantee near the residence of Leola F. Smith on said 1.2 acres.

(d) Any mobile homes now located in the life estate tract containing 1.2 acres may be removed by Grantee in its discretion. Leola F. Smith, as life tenant, shall not bring any other mobile homes onto said property without the consent of the Grantee.



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