

S. 26-12-20 W. 118.57 feet to an iron pin; thence S. 17-25-30 W. 148.51 feet to an iron pin; thence S. 13-29 W. 498.43 feet to an iron pin; thence leaving the said dirt road and running N. 54-27-30 W. 326.87 feet to an old iron pin and a stone at the corner of property now or formerly owned by Charles Sullivan; thence with the line of said Sullivan property, S. 45-19-05 W. 923.72 feet to an iron pin on the bank of Cedar Falls creek; thence with the creek as the line, the following courses and distances: S. 67-03-48 W. 84.95 feet to an iron pin; thence S. 10-54-48 E. 50.99 feet to an iron pin; thence S. 79-48-15 W. 164.09 feet to an iron pin; thence N. 39-31-54 W. 131.72 feet to an iron pin; thence N. 30-30-27 W. 183.04 feet to an iron pin; thence N. 32-17-12 W. 198.93 feet to an iron pin; thence N. 48-10-21 W. 306.74 feet to an iron pin; thence N. 5-34-18 W. 83.06 feet to an iron pin; thence S. 80-14-42 W. 199.24 feet to an iron pin; thence S. 6-21-15 W. 49.75 feet to an iron pin; thence N. 87-30-13 W. 185.97 feet to an iron pin; thence N. 30-28-18 W. 39.34 feet to an iron pin; thence S. 84-41-12 W. 82.81 feet to an iron pin at the corner of property now or formerly owned by T.B. Davenport; thence with the line of said Davenport property, N. 1-49-55 E. 1258.28 feet past an iron pin located on or near the southern right-of-way of McKelvy Road to a railroad spike in the centerline of McKelvy Road, being the point of beginning.

Together with an easement over that portion of the dirt road not included in the within conveyance which borders the above-described property on the eastern side, which easement may be used for purposes of ingress and egress and reserving unto the grantors herein, their heirs and assigns a similar easement over that portion of said dirt road included in the above-described property.

The grantors acquired their interest in the subject property by way of the following conveyances: deed from Clarence R. Turner, Jr., et al, to Yorktown Development Corporation and C.B. Spivey, Jr., recorded February 25, 1972 in Deed Book 936, Page 248; deed from Yorktown Development Corporation and C.B. Spivey, Jr. to Harriett J. Spivey, recorded February 25, 1972 in Deed Book 936 at Page 256; deed from Micco Corporation and C.B. Spivey, Jr. to Harriett J. Spivey, recorded September 12, 1974 in Deed Book 1066, Page 607; deed from Micco Corporation and C.B. Spivey, Jr. to Harriett J. Spivey, recorded November 28, 1975 in Deed Book 1027, Page 819; and deed from Micco Corporation to Harriett J. Spivey, recorded December 31, 1979 in Deed Book 1118, Page 197.

This conveyance is made subject to existing easements, restrictions and rights-of-way of record including, without limitation, the rights-of-way for McKelvy Road and Cedar Falls Road.

As part of the consideration for this conveyance, the grantees herein assume and agree to pay the balance due on that certain mortgage given by Harriett J. Spivey to Federal Land Bank of Columbia, dated November 24, 1975, recorded November 28, 1975 in Mortgage Book 1354, Page 634, securing an indebtedness in the original amount of \$85,000.00 and having a present balance of \$116,623.62.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in