

State of South Carolina }
COUNTY OF GREENVILLE }
CLAUDE P. HUDSON }
ATTORNEY AT LAW }
GREER, SOUTH CAROLINA }

REC-11-10-84

KNOW ALL MEN BY THESE PRESENTS, That I, Lawrence Hudson,

in the State aforesaid, in consideration of the sum of EIGHTY THOUSAND AND NO/100 (\$80,000.00)

-----Dollars,

to me in hand paid at and before the sealing of these presents by

Unicorn Learning Center, a South Carolina General Partnership
(the receipt whereof is hereby acknowledged), have granted, bargained, sold, and released, and by these presents do
grant, bargain, sell and release unto the said Unicorn Learning Center, a South Carolina
General Partnership, its Successors and Assigns forever:

All that certain parcel or lot of land situate, lying and being in
the State of South Carolina, County of Greenville, near Fairview
Baptist Church, on the South side of the Hendersonville Highway
(State Highway No. 290), containing 1.91 acres, more or less, and
having the following metes and bounds:

BEGINNING at a point at the Southwest corner of the intersection of
State Highway 290 and Old Highway No. 29, and running thence with the
Southern edge of State Highway No. 290, N 83-45 W 100 feet to a bend;
thence N 80-45 W 100 feet to a bend; thence N 77-36 W 122.5 feet to
a point at the Southeast corner of the intersection of Gilreath Mill
Road with State Highway No. 290; thence with the Southeast edge of
Gilreath Mill Road, S 41-42 W 438 feet to a stake; thence S 35-40 E
76.3 feet to a stake on the Northern edge of Old U. S. Highway No. 29;
thence therewith, N 59-30 E 657 feet to the point of beginning.

The above described property being identically the same conveyed to
grantor by deed of Woodrow R. Vaughn dated January 25, 1972 and recorded
in Deed Book 936 at page 585 in the R.M.C. Office for Greenville County.

11-289-T16-3-1

The above described property is conveyed subject to the following
restrictions for the protection of adjacent properties, including
property of Fairview Baptist Church. Said restrictions shall run
with the land and be binding upon grantee herein and anyone claiming
under him until January 1, 1999.

- (1) Intoxicating liquor shall not be sold or kept for sale upon the
premises.
- (2) As long as the property is utilized for commercial purposes, such
sanitary measures as necessary shall be employed to prevent annoyances
to adjacent property owners.

This property is conveyed subject to any easements and rights of way
of record.

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RECORDED IN GREENVILLE COUNTY SOUTH CAROLINA
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