

BEGINNING at an iron pin on the western side of South Carolina Highway No. 14 at the corner of property now or formerly owned by the heirs and devisees of C. M. and Kate S. Maxwell, and running thence along the western side of the right of way of South Carolina Highway No. 14, S 0-03 E., 32.05 feet to an iron pin; thence continuing along said right of way, S. 1-35 E., 151.61 feet to an iron pin; thence continuing along said right of way, S. 2-33 E., 16.75 feet to a point; thence through Maxwell Pointe, S. 87-01 W., 170.49 feet to an iron pin; thence continuing through Maxwell Pointe, N. 88-12 W., 149.24 feet to an iron pin; thence following the face of a wall of an existing commercial building, N. 4-39 E., 237.29 feet to an iron pin; thence along the line of property now or formerly owned by the heirs and devisees of C. M. and Kate S. Maxwell, S. 83-49 E., 296.93 feet to the beginning corner.

The above described property is a portion of the same conveyed to Maxwell Pointe Investors by deed of Margaret Louise M. Griffith, et al, dated July 21, 1983, recorded on July 22, 1983, in RMC Office for Greenville County, S. C., in Deed Book 1192, page 826. Maxwell Pointe Investors, a South Carolina General Partnership, was by Amendment to its Articles of Partnership converted into and became Maxwell Pointe Associates Limited Partnership, as evidenced by that certain Certificate and Agreement of Limited Partnership Amending and Restating the Articles of General Partnership of Maxwell Pointe Investors, with an effective date of September 29, 1984, filed with the Office of the Clerk of Court for Greenville County, South Carolina, and the Secretary of State of South Carolina.

The above described property is subject to the terms and conditions of that certain Agreement as to Mutual Easements between the Grantor and the Grantee of even date herewith recorded simultaneously herewith.

The above described property is hereby conveyed subject to utility rights of way and easements for utility services to the property, to the rights of all tenants and lessees occupying a portion of the property, to a 25-foot wide sanitary sewer easement as shown on a plat of a survey for Maxwell Pointe Investors, made by Dalton & Neves, Dated July, 1983, and to the terms of that certain agreement for an on-site retention facility or pond between Maxwell Pointe Investors and Jim M. Maxwell, et al.

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