

following courses and distances, N 61-06 W 89.87 feet to an old pin in concrete, thence N 28-41 E 60.15 feet to the point of beginning containing 2.771 acres or 120,700 square feet.

Together with a perpetual non-exclusive easement for drainage over the following described property:

All that certain piece, parcel or tract of land situated, lying and being in the State of South Carolina, County of Greenville, containing 10.19 acres as is more fully shown on a composite plat entitled "Property Survey for Orchard Park Associates, the Atrium at Orchard Park", prepared by Arbor Engineering, Inc. dated July 8, 1982, and having, according to said plat, the following metes and bounds, to-wit:

TO FIND THE POINT OF BEGINNING, commence at an iron pin on the southern side of Orchard Drive at its eastern intersection with McPrice Court, running thence with the southern side of Orchard Park Drive S 53-55 E 746.4 feet to an iron pin at the western intersection of Orchard Park Drive and Proposed Access Road; running thence S 54-12 E 100.0 feet to an iron pin at the eastern intersection of Orchard Park Drive and said Proposed Access Road; running thence with the southern side of Orchard Park Drive S 54-29 E 50.51 feet to an iron pin and S 55-37 E 100.51 feet to an iron pin AT THE POINT OF BEGINNING: FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, running thence along the southern side of Orchard Park Drive S 56-45 E 100.51 feet to an iron pin and S 57-53 E 52.42 feet to an iron pin at the corner of property of Southern Bell; running thence with the line of Southern Bell S 28-45 W 59.99 feet to an iron pin; running thence S 61-01 E 90.0 feet to an iron pin; running thence S 6-11 E 909.27 feet to an old iron pin; running thence S 79-19 W 185.47 feet to a concrete monument on the northern side of Interstate 385; running thence with the northern side of the Interstate 385 N 46-48 W 786.68 feet to an iron pin at the corner of property of N.C.R.; running thence with the line of property of N.C.R. N 32-56 E 246.84 feet to an iron pin on the southern side of said Proposed Access Road; running thence N 26-11 E 50.0 feet to an iron pin on the northern side of said Proposed Access Road; running thence N 36-09 E 459.51 feet to THE POINT OF BEGINNING, except, however, at such time as a drainage plan has been accepted by the grantee herein, the grantee agrees to release from the within easement for drainage, so much of the within 10.19 acres as is not needed for drainage.

This conveyance is made subject to restrictions in Deed Book 1140, Page 970, zoning ordinances and easements that may appear of record and on the recorded plats.

Being a portion of the property conveyed to Alliance Haywood Associates by Lincoln of South Carolina, Inc., by deed dated January 15, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1140 at Page 20.

The final plan for landscaping, buffers, screening and building elevation will be coordinated with Vendor and be mutually acceptable to all parties.

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