

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being more particularly shown and designated as Tract No. 2, containing 4.69 acres, as shown on a plat of property of Ewing-Hungiville, dated November 6, 1974, prepared by Dalton & Neves Co., Engineers, Greenville, South Carolina, and according to said plat being bounded and measured as follows: Beginning at an iron pin in the Easternmost corner of said tract where said tract corners with the intersection of Greenland Drive, Dera Street and the property indicated as Lowndes Hill Realty Co., and B. & B. Investments, Inc. and running S 41° 15' W for a distance of Seventy and five-tenths (70.5') feet along the property designated as Lowndes Hill Realty Co., and B. & B. Investments, Inc. to an iron; thence turning and running N 68° 31' W for a distance of Two Hundred Fifty-nine and three-tenths (259.3') feet to an iron; thence turning and running S 70° 42' W for a distance of Three Hundred Twenty-six and two-tenths (326.2') feet along the property designated as Lowndes Hill Realty Co. and B. & B. Investments, Inc. to an iron pin; thence turning and running N 38° 52' W for a distance of Fifty-eight and four-tenths (58.4') feet along the right-of-way for Villa Drive to an iron; thence continuing N 44° 55' W for a distance of Fifty-nine and seven-tenths (59.7') feet along the right-of-way of Villa Drive to an iron; thence turning and running N 20° 27' E for a distance of Four Hundred Nineteen and three-tenths (419.3') feet along the property designated as Ewing-Hungiville Realty and Construction, Inc. to an iron; thence continuing along said property N 87° 00' W for a distance of One Hundred Five and two-tenths (105.2') feet to an iron; thence turning and running N 3° 00' E for a distance of Forty-seven (47') feet to an iron; thence turning and running S 87° 00' E for a distance of Two Hundred Sixty and eight-tenths (260.8') feet to an iron, and thence turning and running N 11° 05' W for a distance of Forty-nine and four-tenths (49.4') feet all along the property designated as Conway to an iron; thence turning and running S 36° 48' E for a distance of One Hundred Thirty and six-tenths (130.6') feet to an iron, thence continuing S 29° 11' E for a distance of One Hundred Ninety-five and one-tenth (195.1') feet to an iron; thence continuing S 37° 20' E for a distance of One Hundred Forty-five and six-tenths (145.6') feet to an iron; thence continuing S 45° 06' E for a distance of One Hundred Fifty-five and nine-tenths (155.9') feet all along the property designated as Greenland Drive to the iron at the point of commencement. Excepting and reserving therefrom a strip of land designated as Thirty (30') foot easement in the Southwest corner of said tract leading from property of Ewing-Hungiville Realty and Construction, Inc. on the Westernmost boundary of said tract to Villa Drive at the Southernmost boundary of said tract, said easement containing 0.13 acre, together with an easement for ingress and egress over and across the aforesaid thirty (30') foot easement.

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