

of Lots #1 and 2, N 39-31 E 72.9 feet to an iron pin; thence S 47-07 E 92 feet to a railroad spike in the line of S. C. Hwy. 11; thence S 55-35 E 33 feet to a point in the center of Hwy. 11; thence, with the center of Hwy. 11, N 38-35 E 65 feet to a point; thence N 55-35 W 133 feet to an iron pin; thence S 71-37 W 47 feet to an old iron pin; thence S 39-52 W 199.2 feet to a point in the center of U. S. Hwy. 276, passing over an old iron pin; thence, with the center of U. S. Hwy. 276, S 65-25 E 25.8 feet to a point; thence S 55-35 E 37.5 feet to the beginning corner.

ALSO, it is understood that Lot #1 has a right-of-way and easement for ingress and egress over that portion of Lot #2 lying to the northeast side of Lot #1 and being specifically that strip of Lot #2 shown on said plat as fronting 65 feet on S. C. Hwy. 11 and running back in a northwesternly direction 92 feet along the rear line of Lot #1 designated on said plat as having a course of N 47-07 W 92 feet, said right-of-way and easement extends back to the rear line of Lot #2 designated on said plat as having a course of N 55-35 W, however, said right-of-way and easement only extends into Lot #2 off of S. C. Hwy. 11 for a depth of 92 feet. This is a non-exclusive easement and right-of-way.

It is understood and agreed that the wall between the store building and the post office building shown on said plat is a party wall with the grantor and grantee having equal rights of ownership thereto. Said wall shall not be removed or torn down or altered except by mutual consent of the owners. The expense of the upkeep of said wall shall be shared equally by said owners.

No sign, fence, wall or other obstruction shall be constructed within five (5) feet on either side of the joint front property line between Lots 1 and 2 between the location of the present front of the buildings thereon and the Highway right-of-way for U. S. Hwy. 276. The joint front property line being designated on said plat with a course of S 24-42 W. This restriction covers five (5) feet on each side of said line between the Highway right-of-way and the store buildings or present party wall, which is an approximate distance of 18 feet.

This is the same property conveyed to the mortgagor herein by deed of M. L. Jarrard recorded March 26, 1982, in Deed Book 1164 at Page 446 in the RMC Office for Greenville County.