

Beginning at the northeast corner of the intersection of S. Main and Caldwell Streets, running thence N 04° 27' E along S. Main Street for a distance of 46.3 feet to a point; thence S 86° 25' E along property of Burke Watson for a distance of 125.2 feet to a point; thence N 04° 15' E along property of Burke Watson, Moise & Wilder (now or formerly) and Fishel for a distance of 53.5 feet to a point; thence S 86° 11' E along property of the Estate of George Shore and an alley for a distance of 86.87 feet to a point; thence S 04° 15' W along property of Piedmont Auto Parts for a distance of 102.94 feet to a point on the northern side of Caldwell Street; thence N 85° 45' W along Caldwell Street for a distance of 17.54 feet to a point; thence N 85° 25' W along Caldwell Street for a distance of 194.76 feet to the point of beginning; together with all party walls, party wall rights and rights to party walls; and together with all of the grantor's right, title and interest in and to that alleyway ten (10) feet wide extending from Harvin Street in a westerly direction to the lands of the Estate of George Shore, as shown on said plat; and also together with an easement for sewer connections over land adjoining the premises hereby conveyed as provided and reserved in deed by S. H. Kress and Company to E. W. A. and William Bultman.

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Subject to:

1. Taxes for the year 1964 and subsequent years.
2. Rights of adjacent landowners in and to the party walls running along the northern and eastern boundary lines.
3. Agreements recorded in Book U-7, Page 148, Book U-7, Page 389, and Book W-7, Page 24, by which the owners of adjoining parcels are granted the right to use the unimproved portion of the property for the purposes of ingress and egress, parking motor vehicles, loading and unloading freight and other merchandise, and operating and maintaining electrical, telephone, and telegraph lines. The agreements are terminable upon seven days, thirty days, and sixty days written notice, respectively, from the owner of the property.