

at the southwestern intersection of said alley with another alley commonly known as Fair's Alley; thence southerly along the westerly side of said alley 122' 8", more or less, to a point in the northerly side of Hampton Street; thence westerly along the northerly side of Hampton Street 54' 2", more or less, to the point or place of beginning. Said premises known as and by the street number 1217 Hampton Street.

Subject to:

1. Taxes for the year 1964.
2. Easements granted Southern Bell Telephone and Telegraph Company by the following instruments: (a) dated January 22, 1921, recorded in Book BY, Page 520; (b) dated December 21, 1920, recorded in Book BY, Page 522; (c) dated October 22, 1920, recorded in Book BY, Page 522; (d) dated September 2, 1920, recorded in Book BY, Page 537.

3. Rights of others entitled thereto in and to the alleys adjacent to the north and east of the property.

4. The terms of the above-mentioned lease from Mary S. McCormick to S. H. Kress and Company as modified by agreement between John D. Meyer, Miriam Butler Dayhoff, Virginia Butler Lohse, and Constance McCormick Butler (first parties) and S. H. Kress and Company (second party), dated July 25, 1952, recorded in Book 101, page 108.

5. Rights of adjacent landowners in and to the existing party walls running along the boundary lines of the property as would be disclosed by an inspection and survey of the property.

6. Such state of facts as would be disclosed by an accurate survey and inspection of the property.

All that certain real property situate in the City of Greenville, County of Greenville, State of South Carolina and described as follows:

COMMENCING at the Northeastern corner of the intersection of South Main Street with East McBee Avenue, and running thence

N. 21° 11' E. 86.6 feet along the Southeastern side of South Main Street; thence turning and running S. 68° 58' E. along the North face of a 13-inch brick wall, 226.2 feet to the Northwestern side of South Brown Street; thence turning and running S. 21° 28' W. along the Northwestern side of South Brown Street, 83.35 feet to the Northwestern corner of the intersection of South Brown Street with East McBee Avenue; thence turning and running N. 69° 48' W. along the Northeastern side of East McBee Avenue, 225.8 feet to the point of commencement. All of which is more fully shown on a Plat of property made for S. H. Kress and Company by Dalton and Neves, Engineers, dated September 1957, and recorded in the R.M.C. Office for Greenville County in Plat Book NN, Page 171.

Subject to:

1. Taxes for the year 1964.
2. Unrecorded lease of a portion of insured premises from S. H. Kress and Company to Caine Realty and Mortgage Company dated December 18, 1959, for a term of fifty-one (51) years commencing December 1, 1959. (Since this lease is for a term in excess of one year, it should be recorded.)
3. Such state of facts, occurring subsequent to September 1957, date of survey by Dalton and Neves, Engineers, as would be disclosed by an accurate survey and inspection of the premises.

All that certain real property situate in the City of Sumter, County of Sumter, State of South Carolina and described as follows:

All that certain piece, parcel or lot of land, together with the improvements thereon, situate, lying and being in the City of Sumter, County of Sumter, State of South Carolina, shown on a plat of property of S. H. Kress and Company prepared by Palmer & Malone, Civil Engineers, dated January 7, 1964, and according to said plat having the following measurements, courses and boundaries; to wit: