

1. ALL that certain piece or tract of real property, with improvements thereon, situate, lying and being in Greenville County, South Carolina, on the eastern side of Augusta Road (U. S. Highway No. 25), south of U. S. Highway I-85, which piece or tract is shown and designated as Piece or Tract "B" on a plat entitled "Survey for Honey Properties, Inc.", which plat is recorded in the Office of the R.M.C. for said county in Plat Book 000, at Page 167, and the contents of which plat as to Piece or Tract "B" by reference are incorporated herein and made a part hereof, being the same property conveyed to Grantor by deed dated November 14, 1967, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 832, at Page 553.

This conveyance is made subject to any and all existing and recorded easements, rights-of-way, and/or restrictions or protective covenants, including, but not limited to, the non-exclusive right-of-way and easement reserved by Mrs. Sarah Stewart Adams in the strip marked "20-foot easement", in that certain deed from said Sarah Stewart Adams to Honey Properties, Inc., dated November 14, 1967.

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2. ALL that certain piece, parcel or lot of land situate, lying and being in the state and county aforesaid on the southeastern side of Ridgeway Drive and shown and designated as Lot 121 on plat entitled "Property of Woodfields, Inc. near Greenville, S. C.", by Piedmont Engineering Service, dated May 1949, and being a portion of the property conveyed to Woodfields, Inc. by deed dated June 6, 1949, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 384, at Page 159. Grantor is the successor to Woodfields, Inc. by Merger Agreement dated April 1, 1971, filed in the Office of the R.M.C. for Greenville County in Deed Book 916, at Page 330.

TOGETHER with that certain piece, parcel or lot of land situate, lying and being on the southeastern side of Ridgeway Drive in said Woodfields Subdivision adjoining Lot 121 and having, according to the foregoing plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Ridgeway Drive, at the joint front corner of the property herein described and Lot 121, and running thence along the line of Lot 121, S. 46-0 E. 154.4 feet to an iron pin at the northeastern (rear) corner of Lot 119; thence N. 42-17 E. 30 feet to a point; thence N. 46-0 W. 145 feet, more or less, to a point on the southeastern side of Ridgeway Drive; thence with the southeastern side of Ridgeway

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