

water line easement; thence turning and continuing with the line of the above described lot S. 56-21 E. 85.2 feet to a point, corner of the lot above described with the lot designated on said plat as belonging to Frank B. Halter, et al; thence turning and running N. 33-39 E. 46.7 feet to a point on the southwesterly edge of the right of way for W. Antrim Drive; thence turning and running with the southwesterly edge of said right of way N. 56-21 W. 84.7 feet to the point of beginning.

The above described properties are the same properties conveyed to the grantor herein by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 985, at page 283, and Deed Book 706, at page 185.

This property is conveyed subject to all easements, restrictions and rights of way of record, on or affecting said property, including but not limited to, those certain reservations, easements, and limitations on use as are set forth in the above mentioned deeds from the McAlister Corp. to the grantor herein and those certain restrictions and covenants as amended applicable to McAlister Plaza and recorded in the R.M.C. Office for Greenville County in Deed Book 677 at page 346 and in Deed Book 679 at page 325.

The grantor grants unto the grantee all the grantor's right, title and interest in and to rights of ingress and egress, exclusive parking rights and privileges, together with the non-exclusive rights and privileges as set forth in the above mentioned deed from the McAlister Corp., dated September 5, 1962, and recorded in Deed Book 706, at page 185.

As part of the consideration of the within conveyance, the grantee herein assumes and agrees to pay the balance owing on that certain mortgage given by the grantor herein to Provident Life and Accident Insurance Company in the principal amount of \$120,000.00, dated February 27, 1963, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 915, at page 56, present principal balance is \$65,237.89.

For valuable consideration received, grantor does hereby sell, assign, transfer and set over unto grantee, his heirs and assigns that certain lease agreement covering the within described property between McAlister Corp. and The National Cash Register Company dated July 27, 1962.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said

Harry B. Luthi, his

heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said

Harry B. Luthi, his

heirs and assigns against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 9th day of January in the year of our Lord one thousand nine hundred and seventy-five.

Signed, Sealed and Delivered in the Presence of }

*William D. ...*  
*Edwin Crawford*

*Harry B. Luthi* (SEAL)  
..... (SEAL)  
..... (SEAL)  
..... (SEAL)  
..... (SEAL)

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