

iron pin; thence in an easterly direction with the arc of circular curve to the left having a radius of 30.00 feet, an arc length of 23.93 feet (Chord bearing and distance of South 80°-28'-04" West 23.30 feet) to an iron pin; thence North 57°-37'-06" East 44.06 feet to a point; thence South 33°-37'-33" East 66.42 feet to a point; thence North 56°-22'-27" East 9.37 feet to a point; thence South 33°-37'-33" East 28.37 feet to a point; thence South 56°-22'-27" West 6.37 feet to an iron pin; thence South 33°-37'-33" East 69.86 feet to an iron pin; thence South 57°-37'-07" West 4.52 feet to an iron pin; thence South 32°-22'-54" East 130.00 feet to an iron pin; thence South 07°-27'51" East 20.00 feet to an iron pin on the northern right-of-way of Lowndes Hill Road and the true point of beginning.

Said tract contains 3.147 acres.

The first above described tract of land (i.e., the "Fee Simple Tract") is conveyed together with a nonexclusive perpetual easement appurtenant thereto over and on the following easement tract (i.e., "Easement Tract" 1) for pedestrian and vehicular ingress, egress and regress between the first above described tract of land and South Carolina highway #291.

EASEMENT TRACT I:

BEGINNING at a point in the westerly most margin of the right-of-way of North Pleasantburg Drive (South Carolina Highway No. 291), which point is located three (3) courses and distances as follows along the westerly margin of the right-of-way of North Pleasantburg Drive from the point where the southern margin of the right-of-way of Interstate 385 intersects with the western margin of the right-of-way of North Pleasantburg Drive: (1) S 17-23-09 E 63.33 feet to an iron pin; (2) S 00-22-37 W 34.13 feet to a nail and cap; and (3) S 13-21-19 W 54.89 feet to the point of beginning, and running thence S 46-56-06 W 54.23 feet to a point; thence N 77-00-00 W 141.01 feet to a point; thence S 77-44-35 W 82.69 feet to a point; thence in a westerly direction with the arc of a circular curve to the right having a radius of 110.50 feet, an arc distance of 45.32 feet (chord bearing and distance S 89-29-35 W 45 feet) to a point; thence N 78-45-25 W 163.63 feet to a point; thence in a southwesterly direction with the arc of a circular curve to the left having a radius of 119.50 feet, an arc distance of 82.64 feet (chord bearing and distance S 81-25-51 W 80.01 feet) to a point; thence S 61-37-06 W 172.62 feet to a point; thence S 28-22-54 E 41.50 feet to a point; thence N 61-37-06 E 195 feet to a point; thence S 86-15-25 E 28 feet to a point; thence S 78-45-25 E 200 feet to a point; thence N 77-44-35 E 105 feet to a point; thence S 75-45-25 E 130 feet to a point; thence S 18-45-11 E 53.65 feet to a point in the westerly margin of the right-of-way of North Pleasantburg Drive; thence with the westerly margin of the right-of-way of North Pleasantburg Drive two (2) courses and distances as follows: (1) N 15-14-35 E 90 feet to a point; and (2) N 13-21-19 E 45 feet to the point of place of Beginning.

DERIVATION: This is a portion of the property conveyed by Park Central Company Ltd. to Park Central Land Company, a Limited Partnership, recorded December 27, 1985 in Deed Book 1256, at Page 225, in the R&C Office for Greenville County, S. C.