



The State of South Carolina,
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, That McKoy-Helgerson Company

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Six Thousand, Seven Hundred, Fifty and no/100 Dollars.

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Greenville Builders Supply Company

All that piece, parcel or lot of land situate, lying and being on the southerly side of Welborn Street in the City of Greenville, County of Greenville, State of South Carolina and, according to a plat by Dalton & Neves dated September, 1954, has the following metes and bounds, to-wit:

Beginning at an iron pin in the southerly margin of Welborn Street, being the northwesterly corner of property conveyed by Piedmont and Northern Railway Company to Dixie Waste Paper Company by deed dated July 16, 1952; thence South 42-28 West 139.30 feet, passing through the southwest corner of Dixie Waste Paper Company to an iron pin; thence North 45-24-20 West 225.15 feet to an iron pin; thence North 42-28 East 130.94 feet to an iron pin in the southerly margin of Welborn Street; thence with southerly margin of Welborn Street South 47-32 East 225.00 feet to the point of beginning, containing 30,402.00 square feet, more or less, being the identical property conveyed to the grantor herein by the Piedmont & Northern Railroad Company by deed dated June 30, 1954 and recorded in the R. M. C. Office for Greenville County in Book 503, at page 321.

The above described property is subject to the following conditions and restrictions: No building or permanent structure except steps, platforms and canopies, shall be erected or placed upon said lot of land nearer the property line adjoining Welborn Street as now laid out than 61.0 feet from the center line of said Welborn Street, and no steps, platforms or canopies shall be erected or placed upon said lot nearer said property line than 56.0 feet from said center line of Welborn Street, which conditions and restrictions McKoy-Helgerson Company, for itself, its successors, and assigns, covenants and agrees to perform and abide by, and further covenants and agrees that the same are and shall be covenants running with the land.