

N. 21-00 E., 75.4 feet to a point on the Southwesterly side of West McBee Avenue; thence along the Southwesterly side of West McBee Avenue, S. 69-00 E., 46.5 feet to the point of beginning.

This being the same property conveyed to the grantor herein by deed of First McBee Company, dated May 3, 1965, recorded in the RMC Office for Greenville County, S.C. in Deed Book 773, Page 191.

TOGETHER with all rights which the Grantor has to use any party walls and wall rights, together with all the rights and privileges heretofore reserved to maintain, replace any sewer lines now crossing property of Belk-Simpson Company as described in deed of N. C. Poe, Jr., et al, to Bel-Simpson Company dated May 7, 1937, recorded in the RMC Office for Greenville County, S.C., in Deed Book 198, at page 329.

SUBJECT to the express condition that the said A. E. SMITH, as Trustee of said Trusts does not assume the payment of any deeds of trusts or mortgages presently existing and of record against the aforesaid parcels of land.

TO HAVE AND TO HOLD said property for a period of ten years and one month from the date hereof, or until January 31, 1976, as Trustee of the Miriam Joan McMahan Trust, the Milton I. McMahan Trust, and the Melissa Jane McMahan Trust, and subject always to the terms and conditions of the trust instrument creating said trusts dated January 1, 1966, which terms include, inter alia, the power of the trustee to invest and reinvest the trust property, to rent or lease any property of the trust, to sell and convey any of the property of the trust, and to make all repairs and improvements upon real property constituting a part of the trust.

At the expiration of said term of ten years and one month on January 31, 1976, I hereby grant, bargain, sell and release with special warranty unto Miriam Joan Bland McMahan, her heirs and assigns forever, all my right, title and interest in and to the above said particularly described real property absolutely and in fee simple.