

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, W. H. B. Simpson,

in consideration of Three Hundred Fifty Thousand and 00/100----- Dollars
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain,
sell and release unto Jural Limited Partnership, its successors and assigns forever.

All that piece, parcel or lot of land, together with all improvements thereon, located, lying and being at the southwesterly intersection of Camperdown Way (formerly Hammond Street Extension) and Fall Street Extension, being shown on plat entitled "Property of W. H. B. Simpson", dated September, 1960, prepared by Piedmont Engineering Service, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Fall Street Extension and running thence S. 79-35 W. 150 feet, more or less, to the centerline of the Reedy River; thence, up the centerline of the Reedy River in a northwesterly direction 21 feet, more or less, to a point; thence N. 10-25 W. 223 feet, more or less, to an iron pin on the southern side of Camperdown Way (formerly Hammond Street Extension); thence, running with the southern side of Camperdown Way S. 88-52 E. 147.6 feet to a point, said point being the beginning of a curve which constitutes the intersection of Camperdown Way and Fall Street Extension; thence, with said curve, (the radius of which is 50 feet) the following courses and distances: S. 59-48 E. 41.0 feet; S. 12-00 E. 40 feet; and S. 8-15 W. 19.7 feet; thence, continuing with the western side of Fall Street Extension, S. 3-55 E. 77.0 feet; thence continuing with the western side of Fall Street Extension S. 18-42 E. 44.1 feet to a point, the place of beginning.

-500-69-3-1.2

This is the same property conveyed to the grantor by deed dated September 2, 1960, recorded in Deed Book 671 at Page 88.

The grantor herein does not warrant the title to the property herein conveyed lying on the southern side of the traverse line as shown on the plat referred to hereinabove, which traverse line is N. 68-02 W., 85.2 feet; it being the intention of the grantor to convey only whatever right, title and interest he may have in and to that portion of the within described property lying between the centerline of the Reedy River and the traverse line as herein stated.

The grantor herein shall, following this conveyance, continue to occupy approximately 6,000 square feet of office space in the building located on the property herein conveyed until January 1, 1976 at a net rent due the grantee herein of \$13,200.00. The grantor shall pay one-half of the 1975 property taxes attributable to the office space he will occupy as well as insurance and utilities,

Except as provided hereinabove, the grantee agrees to pay all property taxes on the within described property for all subsequent years.



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