

the following metes and bounds, to-wit: S. 42-27 W. 47.56 feet to an iron pin; S. 54-07 W. 47.56 feet to an iron pin; S. 65-47 W. 47.56 feet to an iron pin; S. 77-27 W. 47.56 feet to an iron pin; S. 89-07 W. 47.56 feet to an iron pin; N. 79-13 W. 47.56 feet to an iron pin; N. 73-23 W. 101.44 feet to an iron pin and running thence N. 89-07 E. 18.04 feet to an iron pin; running thence N. 54-07 E. 18.04 feet to an iron pin; running thence N. 36-37 E. 84.50 feet to an iron pin; running thence N. 73-32 W. 100.92 feet to an iron pin on the eastern side of South Spring Street; running thence with the eastern side of South Spring Street N. 35-50 E. 10.82 feet to an iron pin; thence continuing along the eastern side of South Spring Street: N. 37-23 E. 81.70 feet to an iron pin; N. 35-03 E. 50.00 feet to an iron pin; N. 30-23 E. 50.00 feet to an iron pin and N. 26-02 E. 43.08 feet to the POINT OF BEGINNING.

The aforesaid plat is recorded in Plat Book 102 at Page 64.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record or on the recorded plat(s).

This being the same property conveyed to Grantor by American Federal Bank, F.S.B. by deed dated November 30, 1984 to be recorded simultaneously herewith.

Together with Grantor's right, title and interest in and to that certain easement dated November 30, 1984 from American Federal Bank, F.S.B. to Eccelston Properties, Ltd. to be recorded simultaneously herewith, a copy of which is attached hereto and made a part hereof by reference.

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