

thence S. 75-07 E. 120.5 feet; thence leaving said river N. 23-35 E. 733 feet to a concrete monument at the southern edge of a county road; thence continuing N. 23-35 E. 18 feet to a pin near the center of said road; thence N. 47-35 E. 200 feet to an iron pin in said road; thence N. 7-54 E. 93 feet to a point near the Mill Pond; thence following the line of said mill pond along a traverse line, the following courses and distances; N. 63-0 W. 290 feet; thence N. 87-14 W. 260 feet; thence S 72-08 W. 180 feet; thence S. 50-14 W. 300 feet; thence S. 44-44 W. 334 feet to the eastern edge of dam; thence across said dam N. 74-02 W. 578.2 feet to a point on the western edge of said dam; thence following the meanderings of said mill pond and South Tiger River along a traverse line as follows: N. 64-05 W. 371.5 feet; thence N. 39-45 W. 105.8 feet; thence N. 89-40 W. 185 feet; thence S. 68-06 W. 255 feet; thence N. 71-58 W. 200 feet; thence N. 21-49 W. 260 feet; thence N. 23-52 E. 600 feet; thence N. 53-09 E. 400 feet; thence N. 23-28 E. 130 feet; thence N. 55-33 W. 155 feet; thence S. 75-53 W. 200 feet; thence S. 41-47 W. 325 feet; thence S. 74-19 W. 400 feet; thence S. 34-19 W. 300 feet; thence S. 88-24 W. 200 feet; thence N. 50-10 W. 200 feet; thence N. 2-02 E. 200 feet; thence N. 53-06 W. 160 feet; thence N. 72-33 W. 86.2 feet to a pin in rock; thence along a small branch S. 84-0 W. 496 feet to a concrete monument; thence S. 73-39 W. 415 feet to a concrete monument in Persimmon Stump; thence S. 29-30 W. 489.5 feet to center of a well; thence S. 34-10 W. 32.8 feet to a concrete monument, the beginning corner.

Tract No. 23

ALSO all of that parcel or tract of land containing 9.57 acres conveyed to Victor-Monaghan Company by S. B. James by deed recorded in R. M. C. Office for Spartanburg County in Deed Vol. 6X at page 255, reference to which is hereby made for a complete description of same.

Tract No. 24

ALSO all of those several parcels or lots of land conveyed to Victor-Monaghan Company by deed of Amanda V. Poole, et al dated July 1, 1946, and recorded in the R. M. C. Office for Spartanburg County in Deed Vol. 12-Y, at page 274, reference to which is hereby made for a complete description of same.

LESS, however, that parcel or lot of land heretofore conveyed by Victor-Monaghan Company to The Appalache Methodist-Episcopal Church by deed dated October 13, 1923, and recorded in the R. M. C. Office for Spartanburg County in Deed Vol. 6T, at page 295.

EXCEPTING, HOWEVER, from this deed all rights-of-way, easements, leasehold interests or other interests in the land above described, granted or created by the instruments immediately hereinafter listed and excepting all other rights-of-way, easements and leasehold or other interests in land which have matured in enjoyment by the physical occupation of, or by erection upon, the land hereinabove described, pursuant to an instrument validly granting authority so to do, whether or not such instrument is hereinafter listed, of poles, wires, electric transmission or telephone or telegraph lines, trolley lines, sewer lines, water lines, roads, walks, streets or railroad tracks or other utility instrumentalities, or other actual occupations under valid leases, this exception being limited, however, to the terms of the grant creating any such right-of-way, easement, or leasehold interest or other interest in land, and granting and conveying all rights-of-way easements, leasehold interests or other interests in land, rights, privileges and benefits vested in, or accruing to, the grantor under or by reason of the instruments immediately hereinafter listed:

(a) Agreement between Victor-Monaghan Company and Commissioner of Public Works, Greer, S. C. recorded in the R. M. C. Office for Greenville County, in Deed Vol. 219, at page 10.

(b) Right-of-way City View Water and Sewer District to Victor-Monaghan Company recorded in the R. M. C. Office for Greenville County in Deed Vol. 270, at page 257.