

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That W. M. R. C., Inc. in the State aforesaid in consideration of the sum of Fifty Thousand and NO/100 (\$50,000.00) DOLLARS to the grantor in hand paid at and before the sealing of these presents by the grantee (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Bob Jones University, its successors and assigns:

All that piece, parcel or lot of land situate, lying and being on Paris Mountain in Greenville County, South Carolina, being known and designated as the major portion of Tract No.1 and a small portion of Tract No. 2 of Altamount as shown on a Plat recorded in the R. M. C. Office for Greenville County in Plat Book P, at Page 137, and having according to said plat and plats of record in the same office in Plat Book PP, at Page 197, Plat Book Y, at Page 83 and Plat Book N, at Page 191, the following metes and bounds, to wit:

BEGINNING at a point in Paris Mountain Road at the joint corner of this property and property now or formerly of Meyer and Martin and running thence in the said road S. 66-30 W. 65.3 feet to a point; thence continuing in said road S. 64-50 W. 138 feet to a point in said road; thence continuing in said road S. 49-41 W. 72 feet to a point; thence leaving said road N. 39-10 W. 114.5 feet to a stone in old line; thence with the old line S. 81-59 W. 918.5 feet, more or less, to a point; thence S. 5-30 W. 1,005 feet to a point; thence S. 86-49 E. 1,148.4 feet to the joint corner of Tracts 1 and 2; thence with the joint line of the South Carolina Forestry Commission N. 25-44 E. 400 feet to a point; thence still with the line of the Forestry Commission S. 53-21 E. 264 feet to a point; thence N. 16-39 W. 782.5 feet, more or less, to a point north of Mountain Creek; thence N. 57-18 W. 540.5 feet, more or less, to a point in Paris Mountain Road, the point of beginning, less, however, portions previously conveyed out of the above described tract, being four in number, as follows: a portion conveyed to American Telephone and Telegraph Company in Deed Book 433, at Page 495; a portion conveyed to Margaret Lenoir Armstrong in Deed Book 449, at Page 545; a portion conveyed to South Carolina Educational Television Commission in Deed Book 712, at Page 541; and a 35 foot square area conveyed to said Educational Television Commission by deed executed and recorded in the R. M. C. Office in January, 1963. Subject, however, to the following easements, rights of way, covenants, conditions, prescriptive rights, reservations and/or restrictions: (1) the right of way and or easement of the Paris Mountain Road through the Northeastern part of said tract; (2) the right of way and/or easements for ingress and egress of American Telephone and Telegraph Company, Margaret Lenoir Armstrong, South Carolina Forestry Commission, South Carolina Educational Television Commission, their heirs, successors, assigns and their patrons or members of the public visiting their properties; (3) any prescriptive rights of the general public in and to the roads or roadways located on the property; (4) the rights in the water line and the use of same in American Telephone and Telegraph Company, South Carolina Forestry Commission, South Carolina Educational Television Commission, James P. and Otis P. Moore, Leslie C. Meyer and Edwin H. Martin, their heirs, successors or assigns, as set forth in the deeds of conveyances to them as hereinabove recited or as recorded in the R. M. C. Office in Deed Book 312, at Page 271, Book 314, at Page 186 or in Book 606, at Page 529; (5) Right of way and or easement in Duke Power Company recorded in Deed Book 305, at Page 270 and Book 336, at Page 50; (6) the condition that the roads or roadways on the property are not to be closed except with and by the consent of American Telephone and Telegraph Company, South Carolina Forestry Commission, South Carolina Educational Television Commission, Margaret L. Armstrong, Western Union and the South Carolina Highway Commission, their heirs, successors or assigns; (7) the grantee by accepting this deed hereby assumes and covenants that it will fulfil, perform and satisfy the condition, covenants, responsibilities and liabilities of the grantor to provide ingress and egress in and to the properties of and the supplying of water to the properties of American Telephone and Telegraph Company, South Carolina Forestry Commission, South Carolina Educational Television Commission, Margaret L. Armstrong, James P. Moore and Otis P. Moore, Leslie C. Meyer and Edwin H. Martin, their heirs, successors or assigns. Together with that right of way and/or easement

-310- 464-1-7.2 -> 34.43 Ac

(CONTINUED ON NEXT PAGE) OUT OF 464-1-7