

TRACT NO. 1

ALL that certain piece, parcel or tract of land, situate, lying and being on the northern side of Sulphur Springs Road and on the western side of Watkins Road in Greenville County, South Carolina, being shown and designated as Tract "A" containing 31.55 acres, including Duke Power right of way, according to plat entitled "Property of Ruby R. Graham, et al" by Enwright & Associates, dated February 4, 1972, amended July 11, 1974, and having according to said plat the following metes and bounds, to-wit:

-308-B83-1-C

BEGINNING at a point on the northern right of way of Sulphur Springs Road, which point is located 171.4 feet west of the center line of Watkins Bridge Road, and running thence with the right of way of Sulphur Springs Road as follows: S. 78-36 W. 46.4 feet to a point; thence S. 76-56 W. 100 feet to a point; thence S. 74-40 W. 100 feet to a point; thence S. 72-52 W. 100 feet to a point; thence S. 70-42 W. 100 feet to a point; thence S. 68-50 W. 100 feet to a point; thence S. 67-46 W. 1,350 feet to a point; thence S. 65-09 W. 100 feet to a point; thence S. 60-13 W. 100 feet to a point; thence S. 55-20 W. 100 feet to a point; thence S. 50-30 W. 100 feet to an iron pin; thence leaving said right of way and running N. 1-48 W. 459.1 feet to an iron pin; thence N. 66-21 E. 831.2 feet to an iron pin; thence N. 12-11 W. 497.1 feet to an iron pin; thence N. 75-59 E. 1,258.7 feet to a point in the center of Watkins Bridge Road; thence with the center of Watkins Bridge Road, S. 31-49 E. 423.52 feet to a point; thence leaving said road and running S. 58-09 W. 181.7 feet to a point on the right of way of a Duke Power Company transmission line right of way; thence with said right of way line S. 33-54 E. 124.3 feet to a point; thence leaving said Duke Power right of way and running N. 80-03 E. 13.99 feet to a point in the line of property now or formerly of Direct Oil Company; thence with said Direct Oil line, S. 32-34 E. 175 feet to a point on the northern side of Sulphur Springs Road, being the point of beginning.

TRACT NO. 2

ALL that certain piece, parcel or tract of land, situate, lying and being on the northern side of Sulphur Springs Road and the western side of Reedy River in Greenville County, South Carolina, being shown and designated as the eastern portion of Tract "B" on plat entitled "Property of Ruby R. Graham, et al" by Enwright Associates, dated February 4, 1972, amended July 11, 1974, and being shown and designated as Tract "2", containing 15.12 acres, more or less, on plat of property of Regency Manor by Piedmont Engineers, Architects, Planners, dated October 12, 1972, revised July 6, 1974 (to show new mortgage division) and having according to said plat the following metes and bounds, to-wit:

308-B83-1-4.2

BEGINNING at a point on the northern right of way of Sulphur Springs Road, which point is located 291.6 feet east of the center line of Watkins Road and running thence N. 12-15 W. 256 feet to a point; thence N. 61-43 E. 121 feet to a point; thence N. 16-36 W. 198.5 feet to a point; thence N. 56-00 W. 105 feet to a point; thence N. 43-48 W. 191 feet to a point; thence N. 61-40 W. 120 feet to a point; thence N. 74-38 E. 864.7 feet to a point on Reedy River; thence with the river as the line, the chords being as follows: S. 20-20 E. 210 feet to a point; thence S. 12-20 E. 300 feet to a point; thence S. 25-40 E. 260 feet to a point; thence S. 1-22 W. 246.2 feet to a point on the northern right of way of Sulphur Springs Road; thence with said road right of way, S. 89-08 W. 747.4 feet to the point of beginning.