

of the C. L. Lockhart property South 2 deg. 45 min West 175 feet to an old iron pin; thence with the C. L. Lockhart line South 61 deg. 09 min East 175 feet to an old iron pin, a corner common to the Lockhart, Kershaw, and Calhoun properties; thence with the line of the Kershaw property South 2 deg. 50 min West 414 feet to a stake O3X in the margin of the road; thence South 71 deg. 05 min. West 85 feet to a stake near the northern margin of said road; thence with said road South 53 deg. 30 min. West 140 feet to the BEGINNING, containing 4 acres more or less as shown on a plat of said property prepared by J. Q. Bruce, Registered Surveyor, dated May 15, 1952.

There is also given, granted and conveyed to Joseph B. Macken and Lois D. Macken the right to use the road known as Hearthstone road for the purpose of ingress, egress, and regress which use shall be in common with all other owners of property adjoining said Hearthstone road. This right of way to be a permanent easement.

The property above conveyed and described shall be used for residential purposes only and no building shall be placed thereon at a distance nearer than 75 feet to Hearthstone road, and no building shall be placed on said property nearer than 75 feet to the road leading across the Southern portion of said property.

The seller, Julian Calhoun, reserves for himself and his heirs and assigns, the right to go upon the premises above conveyed to repair and maintain the water, telephone and electric lines now existing on said premises.

The said Julian Calhoun gives and grants to Joseph B. Macken and Lois D. Macken, their heirs and assigns, the right to attach to and use the incoming water lines, telephone lines and electric lines for the purpose of servicing the property above conveyed, this especially applies to the water right-of-way conveyed to Julian Calhoun by Mrs. Kershaw across her property to the Landrum reservoir.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Joseph B. Macken and Lois D. Macken for and during the term of their natural lives, with remainder to the survivor of said Joseph B. Macken or Lois D. Macken and the heirs and assigns of said survivor forever.

J. C.
Oct 18, 1952