

BEGINNING at an iron pin in the southerly margin of Welborn Street at the northwest corner of property conveyed by the Piedmont and Northern Railway Company to Greenco Realty, Inc., by deed dated September 17, 1957, running thence with the Greenco Realty, Inc. westerly line S 42°-28' W, 115.60 ft. to an iron rail; thence N 44°-42' -30" W, 130.02 ft. to an iron pin; thence S 79°-15' E, 71.35 ft. to an iron pin; thence S 88°-39' E, 50 ft. to an iron pin; thence N 81°-32' E, 50 ft. to the point of BEGINNING, containing 6415.0 sq. ft., more or less, as shown on Drawing F-1913, attached hereto and made a part hereof, being a part of land conveyed by Mayberry Land Company to Greenville, Spartanburg & Anderson Railway Company by deed dated June 30, 1911, recorded in Volume 16, page 208; also, part of land conveyed by Mayberry Land Company to Greenville, Spartanburg & Anderson Railway Company by deed dated August 14, 1911, recorded in Volume 16, page 207 in the Office of the Register of Mesne Conveyance for Greenville County.

The foregoing lot is conveyed subject to rights of way of the City of Greenville for water main and sewer line.

This conveyance is made subject to the following conditions and restrictions:

No building or permanent structure except steps, platforms and canopies, shall be erected or placed upon said lot of land nearer the property line adjoining Welborn Street as now laid out than 61.0 feet from the center line of said Welborn Street, and no steps, platforms or canopies shall be erected or placed upon said lot nearer said property line than 56.0 feet from said center line of Welborn Street, which conditions and restrictions Judd B. Farr, for himself, his heirs and assigns, covenants and agrees to perform and abide by, and further covenants and agrees that the same are and shall be covenants running with the land.

For deed into grantor, see Deed Book 859, page 593.

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 premises before mentioned unto the said Greenco Beverage Co., Inc., its successors

heirs and assigns forever.

AND I do hereby bind myself and my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Greenco Beverage Co., Inc., its successors

heirs and assigns against me and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS my Hand and Seal this 4th day of January 1971

Signed, Sealed and Delivered in the Presence of

Arleta C. Zate
Alhajir A. Abdul

Judd B. Farr (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)
____ (SEAL)