

footings and foundations of the building located on the property herein conveyed, as the Grantee may deem necessary and requisite, provided, however, that the excavation shall be kept at such depth as will permit a ten foot basement from floor to floor.

Grantor does also hereby grant to the Grantee, it's successors and assigns, full and free right to the uninterrupted access and enjoyment of light and air, that may be provided by an open strip or space ten feet wide, said open strip or space beginning at a point thirty feet above the grade line on Main Street and running back in parallel lines, so as to be at all times ten feet wide, along the outside of the North wall of the building erected by the Grantor, as aforesaid, to a depth of 102 feet and 10 1/2 inches from said Main Street. Provided, that if the building erected on the above described property shall be destroyed, thereupon the easement hereby granted shall cease and determine, unless within sixty days after any such destruction, written notice is given the Grantor, it's successors and assigns, of intention to rebuild such structure as will necessitate the use of such strip or space, and that such structure is rebuilt within a reasonable time.

Grantor also hereby assigns to Grantee the right to collect all rents due from any tenant occupying any part of the above described premises.

It is the intention of the Grantor to convey to Grantee all of Grantor's property located on the west side of South Main Street in the block bounded by South Main Street, West Court Street, South Laurens Street, and West McBee Avenue.

The property conveyed herein has a building encroachment at the Northwest corner of the Public Square referred to above, said encroachment being a triangular area whose three sides are approximately 4' by 4' by 6.3' as shown on plat recorded in Plat Book 45, Page 80.

The above property is subject to the following:

- (1) Agreement between Greenville Community Hotel Corporation and H. T. Mills, dated August 11, 1941, recorded in Deed Book 236, Page 197, office of the RMC for Greenville County, South Carolina.
- (2) Mortgage assumed hereunder;
- (3) Any public utility easements of record; and
- (4) Leases of record and unrecorded leases disclosed to Grantee.

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