

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing 13.3 acres and being designated as Phase II on a survey for River Bend Apartments, Ewing-Hungiville, dated August 25, 1972, prepared by Piedmont Engineers & Architects, last revised May 16, 1973, and recorded in the office of the Clerk of Court for Greenville County in Plat Book 42, Page 58, and according to said survey being bounded and measuring as follows: Beginning at an iron pin on the Northeastern side of Cleveland Street 65.2' Southeast of the intersection of the right-of-way for said Cleveland Street and East Faris Road Ext. and running N 23° 26' E for a distance of 39.6' along the said intersection to an iron; thence turning and running N 62° 46' E for a distance of 137.3' along the property designated as the right-of-way for East Faris Road Ext. to an iron; thence continuing N 66° 29' E for a distance of 117.6' to an iron; thence continuing N 72° 16' E for a distance of 94.0' to an iron; thence continuing N 78° 58' E for a distance of 93.8' to an iron; thence continuing N 86° 19' E for a distance of 141.0' to an iron; thence continuing N 88° 21' E for a distance of 141.2' to an iron; thence continuing N 82° 21' E for a distance of 96.6' to an iron; thence continuing N 77° 02' E for a distance of 96.3' to an iron; thence continuing N 70° 56' E for a distance of 41.8' to an iron; thence continuing N 71° 03' E for a distance of 32.3' to an iron all along the property designated as the right-of-way for East Faris Road Ext.; thence turning and running along the edge of the Reedy River on a traverse line on the Northwestern bank of said river and having the following courses and distances: S 50° 21' E 154.57 feet; S 17° 25' E 90.0 feet; S 5° 41' E 64.0 feet; S 25° 52' E 125.0 feet; S 9° 36' E 44.0 feet; S 51° 14' E 90.0 feet; S 28° 24' E 69.0 feet; S 42° 30' E 76.0 feet; S 31° 37' E 100.0 feet; thence turning and running N 89° 45' W for a distance of 214.6' along the property designated as Phase I to an iron; thence turning and running N 80° 30' W for a distance of 120.0' along the property designated as Phase I to an iron; thence turning and running S 36° 01' W for a distance of 65.0' along the property designated as Phase I to an iron; thence continuing S 71° 08' W for a distance of 50.0' along the property designated as Phase I to an iron; thence turning and running N 88° 05' W for a distance of 60.0' along the property designated as Phase I to an iron; thence turning and running N 70° 29' W for a distance of 500.0' along the property designated as Phase I to an iron; thence turning and running N 51° 53' W for a distance of 120.0' along the property designated as Phase I to an iron; thence turning and running N 24° 25' W along the property designated as Phase I for a distance of 100.0' to an iron; thence turning and running S 62° 48' W for a distance of 217.3' along the property designated as Phase I to an iron; thence turning and running N 27° 27' W for a distance of 241.0' along the right-of-way for Cleveland Street to the iron at the point of commencement.