

All that piece, parcel or tract of land, located, lying and being on the southwestern side of South Carolina Highway No. 106 (also known as Piedmont Golf Course Road) and on the eastern side of Grove Creek and on the northern side of Emily Lane (also known as Moonville Road), containing 141.13 acres, more or less, as shown on plat entitled "Property of C. D. Griggs", prepared by Webb Surveying and Mapping Company, dated May, 1957, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of South Carolina Highway No. 106 at a point where Grove Creek intersects with said highway and running thence along the center of said highway, S. 57 E. 95 feet to a point in the center of said road; thence S. 29 E. 116.8 feet, more or less, to an iron pin on the southwestern side of South Carolina Highway No. 106; thence along the southwestern side of said highway, S. 60-20 E. 1,513.4 feet to an iron pin; thence, continuing along said highway, S. 61-15 E. 36.9 feet to an iron pin; thence, leaving said road and running S. 17-30 W. 169.5 feet to an iron pin; thence S. 41-45 E. 835 feet to an iron pin; thence S. 41-45 E. 1,435 feet to an iron pin in a county road known as Grove Road; thence along said road S. 23-35 W. 102 feet to a point in the intersection of said Grove Road and Emily Lane; thence, along the center of said Emily Lane (also known as Moonville Road) S. 62-20 W. 561.2 feet to a point; thence, continuing along the center of said Emily Lane, S. 62-20 W. 854.5 feet to a point; thence, continuing along the center of said Emily Lane, S. 73-30 W. 304.3 feet to a point; thence continuing along the center of said Emily Lane, S. 66-13 W. 184 feet to a point; thence, leaving said Emily Lane and running N. 50 W. 821 feet to an iron pin; thence N. 67 W. 917 feet to a point in Grove Creek; thence along Grove Creek, which is the line, in a northerly direction 2,850 feet, more or less, to the point and place of beginning.

LESS, HOWEVER, a tract of 4.8 acres, more or less, heretofore conveyed by Caroline B. Griggs to C. D. Griggs, Jr. by deed recorded in the RMC Office for Greenville County in Deed Book 938 at Page 243, which tract is located at the corner of the intersection of Grove Road and Emily Lane.

LESS, ALSO, that certain piece, parcel or tract of land containing 4.24 acres, more or less, as shown on plat entitled "Property of Brooks R. Prince" dated April, 1974, prepared by Dalton & Neves Company, Engineers, yet to be conveyed to Brooks R. Prince pursuant to a written contract dated May 28, 1973, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 996 at Page 735.

The conveyance of the above-described property is subject to the following:

- A. Flowage easement to Creighton D. Griggs and Carolyn B. Griggs dated September 8, 1953 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 488 at Page 315.
- B. Easement to James W. Mahon dated March 28, 1972 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 939 at Page 527.
- C. Agreement to Flowage easement dated June 16, 1972 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 960 at Page 45.
- D. Right of way agreement to Greenville County Sewer Authority dated October 17, 1972 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 960 at Page 41.
- E. Contract for sale of 4.24 acres dated May 28, 1973 and recorded in the RMC Office for Greenville County in Deed Book 996 at Page 735.