

N. 9-35 E., 130.2 feet to an iron pin at the joint rear corners of Lots Nos. 24 and 25; thence along the common line of said lots, S.83-42 E., 569.3 feet to an iron ipn, the beginning corner.

EXCLUDING, HOWEVER, from the immediately preceding described property, property sold by the Grantors to Zippy Mart of S. C., Inc., known as ALL that piece, parcel or lot of land situate, lying and being on the western side of Piedmont Highway, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as the northeastern portion of Lot No. 24 as shown on plat entitled, "Property of E. A. Smythe", dated November, 1935, prepared by Dalton & Neves, R.S., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D, at page 171, and having according to a more recent plat entitled "Survey for Lindsey Builders, Inc.", dated July 17, 1972, prepared by J. L. Montgomery, R. S., the following metes and bounds;

BEGINNING at an iron pin on the western side of Piedmont Highway at the joint front corner of Lots Nos. 24 and 25 as shown on the Smythe plat referred to hereinabove and running thence with the western side of Piedmont Highway, S. 1-40 W., 80.0 feet to an iron pin; thence N. 83-42 W., 200.0 feet to an iron pin; thence N. 1-40 E., 80.0 feet to an iron pin on the southern side of Lot No. 25; thence with the line of Lot No. 25, S. 83-42 E., 200.0 feet to the point of beginning.

The Grantee herein agrees and assumes to pay a mortgage covering the above described property owned by First Piedmont Bank and Trust Company in the original sum of \$34,000.00, recorded in Mortgage Book 1277, page 452, which has a present principal balance of \$34,000.00 due.

All the above described property is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantor herein is conveying all of his interests as a partner in Dud-Lin Investments and any interest which he has individually in the above described property to the Grantee.

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