

PARCEL 1

All that piece, parcel or tract of land situate, lying and being on the southwestern side of an access right-of-way for U. S. Highway No. 276 near its intersection with West Georgia Road, and being a portion of a tract of 2.71 acres shown and designated on a plat entitled "Plat for Milford D. Kelly", prepared by C. O. Riddle, dated May 12, 1981, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-Y, at page 22, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of the right-of-way of an access road for U. S. Highway No. 276, at the joint corner of the property herein conveyed and property now or formerly of Melvin Coker and L. Alfred Vaughn, and running thence with the line of Coker and Vaughn S. 65-02 W. 150 feet to an iron pin; thence continuing with the line of Coker and Vaughn, N. 89-46 W. 175 feet to an iron pin; thence on a new line with property now owned by P. Randall Bentley, et al., S. 1-05 E. 60.49 feet to an iron pin on the northern side of a thirty-foot easement as shown on said plat; thence running along the northern side of said easement in an easterly direction to a point at the end of said easement; thence turning and running with the end of said easement in a southerly direction 30 feet, more or less, to an iron pin in the line of other property of the Grantor herein; thence S. 39-45-18 E. 345.21 feet to an iron pin in the line of property now or formerly of Palmetto Greenhouses, Inc.; thence with the line of Palmetto Greenhouses, Inc. N. 18-10 E. 291.58 feet to an iron pin on the southwestern side of the right of way of the access road for U. S. Highway No. 276; thence with the southwestern side of said right of way N. 48-54 W. 73 feet to an iron pin in the line of property of Standing Springs Baptist Church; thence with the line of said Baptist Church the following courses and distances: S. 57-18 W. 26.25 feet to an iron pin; thence N. 32-42 W. 10 feet to an iron pin; thence N. 57-18 E. 24 feet to an iron pin on the southwestern side of the right-of-way of the access road for Highway No. 276; thence with the southwestern side of said right-of-way N. 43-22 W. 10.7 feet to an iron pin; thence continuing with the southwestern edge of said right of way N. 37-30 W. 76.6 feet to the point of beginning.

It is the intention of the Grantor to convey by this description all of the 2.71 acre tract shown on the plat referred to hereinabove, less and except that portion heretofore conveyed to P. Randall Bentley, et al., by deed dated March 16, 1982, recorded in the RMC Office for Greenville County in Deed Book 1164, at page 100, and shown on a plat thereof recorded in said RMC Office in Plat Book 8-Y, at page 52, and less and except all of the said 2.71 acre tract lying within the boundaries of said thirty-foot easement.

PARCEL 2

All that piece, parcel or lot of land adjoining the premises described hereinabove and containing 0.998 acre as shown on plat entitled "Survey for Milford D. Kelly", prepared by C. O. Riddle, dated May 12, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-Y, at page 26, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of a thirty-foot easement as shown on said plat and running thence with the line of other property of Grantor herein S. 39-45-18 E. 345.21 feet to an iron pin in the line of property now or formerly of Palmetto Greenhouses, Inc.; thence with the line of Palmetto Greenhouses, Inc. S. 18-10 W. 123.18 feet to an iron pin in the line of property now or formerly of Jack R. and Betty B. Porter; thence with the line of Porter N. 39-46-50 W. 487.32 feet to an iron pin on the southern side of said thirty-foot easement; thence with the southern side of said thirty-foot easement N. 86-30 E. 129.7 feet to the point of beginning.

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