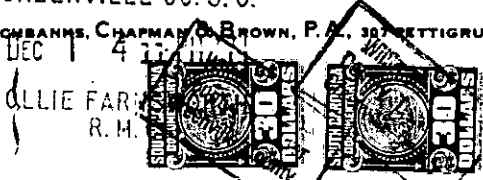


HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P. A., 30 BETTIGRU STREET, GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Greenville County
Stamps
Paid \$ 35.25
Act No. 350 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that BOMAR ENTERPRISES, INC.

in consideration of THIRTY TWO THOUSAND EIGHTY NINE and 87/100 (\$32,089.87)-----Dollars
AND ASSUMPTION OF MORTGAGE INDEBTEDNESS SET FORTH BELOW:
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto EUGENE C. BROWN, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with buildings and improve-
ments, situate, lying and being at the Northeastern corner of the intersection
of Laurens Road with Dunrovin Street (formerly known as James Street) in the
City of Greenville, Greenville County, South Carolina, being shown and desig-
nated as Lot No. 13 and a small portion of Lot No. 14 on a Plat of the Prop-
erty of Emma C. Poag, recorded in the RMC Office for Greenville County, South
Carolina, in Plat Book K, Page 68, and having, according to a Plat of the
Property of Eugene C. Brown, made by C. C. Jones, Engineer, dated November 30,
1971, and recorded in the RMC Office for Greenville County, South Carolina
in Plat Book 4L, Page 181, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeastern corner of the intersection of
Laurens Road with Dunrovin Street and running thence along the Eastern side
of Dunrovin Street, N. 34-15 E., 200 feet to an iron pin; thence S. 55-45 E.,
85.3 feet to an iron pin in the line of Lot No. 14; thence a new line through
Lot No. 14, S. 34-15 W., 200 feet to an iron pin on Laurens Road; thence along
the Northern side of Laurens Road, N. 55-45 W., 85.3 feet to an iron pin, the
beginning corner.

As a part of the consideration for this deed, the Grantee assumes and agrees
to pay in full a note and mortgage given by Bomar-Miller, Inc. to Harold B.
Spearman and Ruth Louise Spearman in the original sum of \$62,500.00, recorded
in the RMC Office for said County and State in Mortgage Book 1138, Page 627,
upon which there is a present balance due in the sum of \$55,570.13.

ALSO, a non-exclusive right of way or easement which is hereby granted by the
above named Grantor to the above named Grantee, his heirs, assigns, executors
and administrators as a covenant running with the land in perpetuity for
parking, which includes five (5) parking spaces and a turnaround area for
ingress and egress in and to said spaces, in and over property now owned and
retained by the Grantor lying Northeast of the above described property shown
on the above mentioned Plat recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book 4L, Page 181, and being more fully described by
metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeasternmost rear corner of the property
hereinabove conveyed by the Grantor to the Grantee, said iron pin being located
S. 55-45 E., 85.3 feet from an iron pin on the Eastern side of Dunrovin Street,
and running thence along the rear line of Lot No. 14 of the Property of Emma
C. Poag, S. 55-45 E., 52.2 feet to an iron pin; thence along the line of
property now or formerly owned by C. L. Bouchillon, S. 34-15 W., 43 feet to
a point; thence through property retained by Grantor, N. 55-45 W., 52.2 feet
to a point on the above described property; thence along the line of the
above described property, N. 34-15 E., 43 feet to an iron pin, the beginning
corner.

The above described easement is for the benefit of the property herein con-
veyed and shall be construed as a burden on the property above mentioned
retained and now owned by the Grantor lying Northeast of said property.

(Continued on next page)

11
1971-12-12
15
1971-12-12
519