

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Nov 8 2 46 PM '72

ELIZABETH RIDDLE
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That M. L. Jarrard

in the State aforesaid, in consideration of the sum of Twelve Thousand and No/100-----
-----(\$12,000.00)-----Dollars

to him in hand paid at and before the sealing of these presents
by A. E. Cox, Jr.

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by
these presents do grant, bargain, sell and release unto the said A. E. Cox, Jr.



Greenville County
Stamps
P.S. \$13.20
Act No. 589 Sec. 1

all that piece, parcel or lot of land in Township, Greenville

County, State of South Carolina, in the Community of Cleveland, at the northwestern corner of the intersection of U. S. Highway #276 and S. C. Highway #11, and being known and designated as Lot No. 1 on Plat of Property of M. L. Jarrard, prepared by W. R. Williams, Jr., dated October 18, 1972, and recorded in the R. M. C. Office for Greenville County, in Plat Book 4-W, at Page 43, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of S. C. Highway #11 at the joint corner of Lots 1 and 2 and running thence along the center line of said Highway S. 38-35 W. 168 feet to a point in the center line of U. S. Highway #276; thence along the center line of said Highway #276 N. 55-35 W. 100.5 feet to a point; thence along the joint line of Lots 1 and 2 N. 24-42 E. 108.7 feet to an iron pin; (said line running through the center line of the wall between the present store building and the post office) thence continuing along the joint line of Lots 1 and 2 N. 39- 31 E. 72.9 feet to an iron pin; thence S. 47-07 E. 92 feet to a railroad spike in the line of S. C. Highway #11; thence S. 55-35 E. 33 feet to the point of beginning, in the center of said S. C. Highway #11.

ALSO: A right of way and easement for ingress and egress over that portion of Lot 2 lying to the northeast of said Lot 1, and being specifically that strip of Lot 2 shown on said Plat as fronting 65 feet on S. C. Highway #11 and running back in a northwesterly direction 92 feet along the rear line of Lot 1, designated on said Plat as having a course of N. 47-07 W. 92 feet. Said right of way and easement extends back to the rear line of Lot 2 designated on said Plat as having a course of N. 55-35 W., however, said right of way and easement only extends into Lot No. 2 off of S. C. Highway #11 for a depth of 92 feet. This is a non-exclusive easement and right-of-way.

It is understood and agreed that the wall between the store building and the post office building shown on said Plat is a party wall with the grantor and grantee having equal rights of ownership thereto. Said wall shall not be removed or torn down or altered except by mutual consent of the owners. The expense of the upkeep of said wall shall be shared equally by said owners.

-355- 524.2-1-2.1
Out of 524.2-1-2

(Continued on next page)