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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that MAULDIN PLAZA, INC., Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of TWENTY FIVE THOUSAND AND NO/100 ----- (\$25,000.00) --- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto William F. McMullen Jr and Dorothy P. McMullen, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northeastern side of Carlton Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 15, on a plat of PINE VALLEY ESTATES, Section 1, made by Dalton & Neves, Engineers, dated February 1960 and recorded in the RMC Office for Greenville County, S. C., in Plat Book MM, at page 138, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to Mauldin Plaza, Inc. by deed of Milton W. Dufford, et al, recorded in the RMC Office for Greenville County, S.C., in Deed Book 880 at page 142, and is hereby conveyed subject to rights of way, easements, public roads, restrictive covenants and conditions reserved on plats and other instrument of public record and actually existing on the ground affecting said property.

The grantees herein assumes and ages to pay City of Mauldin and Greenville County property taxes for the tax year 1975 and subsequent years.

Reserving, however, unto Mauldin Plaza, Inc., its successors and assigns, a perpetual easement running with the land 10-feet in width (5-feet on each side of the center line of the conduit hereinafter mentioned) now installed in the ground on said property running from the rear lot line from property now owned by Mauldin Plaza, Inc. to Carlton Drive for the purpose of the drainage of surface waters from property of Mauldin Plaza, Inc. to Carlton Drive, together with the right to repair, inspect, replace and otherwise maintain the conduit now located in said easement for such purpose or purposes. In the event that it becomes necessary to dig into the ground and to repair said conduit the grantor, Mauldin Plaza, Inc., agrees to pay to the grantees, their heirs and assigns, the sum of \$50.00 damage to the grounds of said premises on each occasion where repairs have been commenced anew.



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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining: to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 7th day of February 19 75

Signed, sealed and delivered in the presence of

Aileen T. Putney
Constance G. McBride

MAULDIN PLAZA, INC. (SEAL)
(A Corporation)
By Paul G. Hildner Sr President
and Paul G. Hildner Secretary

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PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of February 19 75
Aileen T. Putney (SEAL)

Constance G. McBride

Notary Public for South Carolina
My commission expires 11-21-84

RECORDED this FEB 11 1975 19 at 3:21 P. M., No. 18813

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