

KNOW ALL MEN BY THESE PRESENTS, that A & B Properties, Inc.

A 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 Seven Thousand Five Hundred and No/100-----(\$7,500.00)-----Dollars,

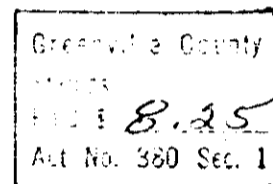
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto L. A. CROUCH and NELLIE W. CROUCH, their heirs and assigns forever:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being 625 feet west of Old Rutherford Road and being shown as Tract No. 3, containing 5.03 acres, on a plat entitled "Property of A & B Properties", dated June, 1974 and prepared by W. R. Williams, Jr., said plat being recorded in the RMC Office for Greenville County in Plat Book 5J at Page 28 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is a portion of that same property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 978 at Page 447.

This property is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record, particularly, a 25' easement for purposes of ingress and egress to Tract No. 4, said easement along the northern most boundary of Tract No. 3.

The Grantor herein does hereby grant unto the within grantees a 25' easement of ingress and egress over the road that runs along the north side of the within property of the grantor to Old Rutherford Road.



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 or 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 18th day of March 1975.

SIGNED, sealed and delivered in the presence of:

Kathy H. Rollins
[Signature]

A & B PROPERTIES, INC. (SEAL)
A Corporation
By: *[Signature]*
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 18th day of March 1975.

Kathy H. Rollins (SEAL)
Notary Public for South Carolina.

My Commission expires 6/6/83.

RECORDED this day of APR 17 1975, at 1:47 P.M., No. 24079

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