

FILED
GREENVILLE CO. S. C.

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MAY 25 4 40 PM '75
DONNIE S. TANKERSLEY
R.H.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that The Middleton Group, A General Partnership

in consideration of Ten and No/100 (\$10,00) ----- Dollars,
subject to mortgage set out below herein;
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto
Group Two, a General Partnership, its successors and assigns, forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, on the southern side of U. S. Highway 29 and being shown as an easement on plat of property of "Group Two a Partnership" as prepared by Aaron M. Thompson dated April 17, 1975 and revised July, 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book at page , and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of U. S. Highway 29 said point being 393.6 feet west of the intersection of U. S. Highway 29 and East Lee Road; thence S. 47-00 E., 153.4 feet to an iron pin; thence S. 43-00 W., 90 feet to an iron pin; thence S. 12-20 E., 95 feet to an iron pin; thence S. 47-00 E., 21 feet to an iron pin; -thence S. 12-20 E., 5 feet to an iron pin; thence N. 47-00 W., 257.9 feet to an iron pin on the southern side of U. S. Highway 29; thence with the right of way of U. S. Highway 29, N. 43-00 E., 146 feet to an iron pin, the point of beginning.

ALSO:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, on the southern side of U. S. Highway 29 and being shown as an easement on plat of property of "Group Two a Partnership" as prepared by Aaron M. Thompson dated April 17, 1975, and revised July, 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book at page , and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point being 31 feet S. 47-00 E., of a point on the southern side of the right of way of U. S. 29 which is 369.6 feet west of the intersection of U. S. 29 with East Lee Road; thence N. 43-00 E., 49 feet to an iron pin; thence, S. 19-00 E., 48 feet to an iron pin; thence S. 40-00 W., 26.5 feet to an iron pin; thence, N. 47-00 W., 42.4 feet to an iron pin, the point of beginning.

ALSO:

An easement of ingress, egress and regress from time to time by foot or vehicular traffic over a 24 foot strip of property; said strip of land being more particularly described below. Said easement is for the mutual benefit of all property presently owned by The Middleton Group and Leslie E. Mills, Jr. and Evelyn R. Mills, and is perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the conveyed premises and the other property of the grantor which abuts said easement and shall be transmissible by deed or otherwise upon any conveyance or transfer of the above conveyed property on which said easement exists. The 24 foot strip is conveyed subject to the condition that no structure nor improvement of any kind, other than usual and normal roadway paving shall be placed thereon together with such utility uses as do not interfere with ingress, egress and regress. This easement is for the commercial development of the property affected and is to alternatively be considered an easement in gross for commercial purposes. The property subject to this easement is described as follows:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina on the southern side of U. S. Highway 29 and being shown as an easement on plat of property of Group Two, a Generap Partnership as prepared by Aaron M. Thompson dated April 17, 1975 and revised July, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book at page , and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Wade Hampton Boulevard, said point being 369.6 feet southwest of the intersection of Wade Hampton Boulevard and East Lee Road; thence S. 47-00 E., 173.4 feet to a point; thence S. 43-00 W., 95.5 feet to a point; thence S. 12-20 E., 98 feet to a point; thence S. 43-00 W., 16 feet to a point; thence N. 47-00 W., 21 feet to a point; thence N. 12-20 W., 95 feet to a point; thence N. 43-00 E., 90 feet to a point; thence N. 47-00 W., 153 feet to a point on the southern side of Wade Hampton Boulevard; thence with Wade Hampton Boulevard N. 43-00 E., 24 feet to the point of beginning.

P15.9-1-31.2
-271-OUT OF P15.9-1-31

This transfer is made with the grantee taking subject to the mortgage to Bankers Trust of S. C. recorded in Mortgage Book 1314 at page 763 in the R. M. C. Office for Greenville County.

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