

State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.

JUN 21 3 10 PM '76

DONNIE S. TANKERSLEY
R.M.C.

Vol 1038 Page 300

0399

KNOW ALL MEN BY THESE PRESENTS That Yeargin Construction Company, Inc.
 a corporation chartered under the laws of the State of South Carolina
 and having its principal place of business at Greenville
 in the State of South Carolina for and in consideration of the
 sum of FORTH-NINE THOUSAND NINE HUNDRED AND NO/100ths-----
 ----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Unico Development Services, Inc., its successors and assigns.

ALL that piece, parcel or tract of land containing five (5) acres, more or less, situate, lying and being on the northern side of South Carolina Highway No. 14 near the town of Simpsonville, in the County of Greenville, State of South Carolina as shown on a plat entitled "Survey for Yeargin Construction Company, Inc.," prepared by Blackwood Associates, dated May 24, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 54 at page 49 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern edge of the right of way of South Carolina Highway No. 14 at its intersection with Pride Drive and running thence N. 25-16 W. 35.0 feet to an iron pin on the eastern side of Pride Drive; thence with the eastern side of Pride Drive N. 20-17 E. 325.0 feet to an iron pin; thence S. 69-26 E. 606.7 feet to an iron pin in the line of property now or formerly of A. K. Ramsey; thence with the line of Ramsey property S. 9-34 W. 340.0 feet to an iron pin on the northern edge of right of way of South Carolina Highway No. 14; thence with northern edge of the right of way of said highway N. 70-49 W. 645.0 feet to the point of beginning.

Together with an easement over Pride Drive in common with other owners of property abutting on Pride Drive as shown on said plat and as the same may be further extended by the grantor herein, such easement being for the purpose of ingress to, and egress from, the premises of the grantor herein its successors and assigns forever; reserving unto the grantor, however, the right, at any time, to dedicate Pride Drive to a public authority and in connection therewith to execute the necessary documents and to do such other acts as may be necessary to accomplish such dedication.

- 899 - 323.1 - 1 - 2.1
 OUT 323.1 - 1 - 3

The within conveyance is subject to all restrictions, set back lines, zoning ordinances, utility easements and rights of way of record affecting the above described property.

4328 RV-23