

Address: 2720 Wade Hampton Blvd.  
Greenville, S.C.

prepared by the offices of CARTER & PHILPOT Attorneys at Law 123 Broadus Avenue, Greenville, S. C.

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GREENVILLE CO. S. C.

VOL 1014 PAGE 260

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

12 13 17  
DONNIE S. TANKERSLEY  
R.M.C.

This deed is being given to correct previous deed recorded in Deed Book 1036 at page 888, wherein the land was conveyed in a two parcel description rather than in three parcels as was intended.

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

in consideration of correction deed as described above

Dollars,

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 II, A General Partnership, its successors and assigns forever:

ALL that piece, parcel or lot of land with all improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, on the southern side of U. S. Highway 29, being shown as a portion of Tract "C" on plat prepared for the Middleton Group by Piedmont Engineers, Architects & Planners, dated August 18, 1976, and recorded in the R.M.C. Office for Greenville County, in Plat Book 5 T at page 82 and according to said plat having the following metes and bounds, to wit:

BEGINNING AT A SPIKE 393.6 feet southwest of the intersection of Wade Hampton Boulevard and East Lee Road, and running thence with an easement, S. 47-00 E. 153.4 feet to a spike; thence S. 43-00 W. 71 feet to a spike; thence N. 47-00 W. 153.4 feet to an iron pin on the southern side of Wade Hampton Boulevard; thence with Wade Hampton Boulevard, N. 43-00 E. 71 feet to a spike, the point of beginning.

- 271 P 15.9 - 1 - 31.2 (New)

ALSO: All that certain piece, parcel or lot of land shown on the plat referred to above and having the following metes and bounds to wit:

BEGINNING at an iron pin on the Eastern side of an easement, said point being 131.0 feet S. 47-00 E. of an iron pin on the Southern side of Wade Hampton Boulevard, which point is 369.6 feet southwest of the intersection of Wade Hampton Boulevard and E. Lee Road, and running thence N. 43-00 E. 49 feet to an iron pin; thence S. 19-00 E. 48 feet to an iron pin; thence S. 43-00 W. 265 feet to an iron pin on an easement; thence with an easement N. 47-00 W. 42.4 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Greenville County, South Carolina, on the southern side of U. S. Highway 29, being shown as the southwestern portion of Tract "C" on plat prepared for the Middleton Group by Piedmont Engineers, Architects & Planners, dated August 18, 1976, and recorded in the R.M.C. Office for Greenville County in Plat Book 5 T at page 81, and according to said plat, having the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of U. S. Highway 29, said point being 464.6 feet southwest of the intersection of U. S. Highway 29 and E. Lee Road and running thence S. 47-00 E. 153.4 feet to a spike on an easement; thence with the easement S. 43-00 W. 17.3 feet to an iron pin; thence continuing with the easement S. 12-20 E. 96.17 feet to an iron pin; thence continuing with the easement S. 47-00 E. 21 feet to an iron pin; thence S. 12-20 E. 5.3 feet to an iron pin; thence N. 47-00 W. 257.9 feet to an iron pin on the southern side of U. S. 29; thence with U. S. 29, N. 43-00 E. 75 feet to an iron pin, the point of beginning, ALSO conveyed as a separate and severable conveyance (for the mutual benefit of all of the property touching the below described easement), as to all three (3) of the above described parcels of land, 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 now or formerly owned by The Middleton Group, A General Partnership 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:

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P 15.9 - 1 - 31

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