

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

GREENVILLE
18 4 30 PM '78
CARTER & PHILPOT
ATTORNEYS AT LAW

1978
Book 40 Page 460

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that I, S. A. Philpot, Jr.

in consideration of Ten Dollars-(\$10.00)--and other valuable consideration----- 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 Edith Louisa Philpot, her heirs and assigns forever:

An easement for ingress and egress from time to time by foot or vehicular traffic and for utility use over a 20-foot wide strip of land which is specifically described below. Said easement is to run from Sulphur Springs Road to property conveyed to the Grantee by deeds recorded in the R.M.C. Office for Greenville County in Deed Book 1075 at page 323, and in Deed Book 1078 at page 324, and is for the mutual benefit of the adjoining property of the Grantor and property of the Grantee, conveyed by the above referred to deeds, and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the property owned by the Grantee and shall be transmissible by deed or otherwise upon any conveyance or transfer of the property of the Grantee referred to above. No structure nor improvement of any kind other than normal road paving and other materials connected with normal utility usage which does not interfere with ingress and egress shall be allowed on the 20-foot strip. All parties are allowed to make any improvement desired to improve easement area for the usage allowed. Said easement being described as follows:

ALL that piece, parcel or lot of land in the State of South Carolina, on the eastern side of Sulphur Springs Road and being a portion of the property shwon as a 1.73 acre tract of land on plat of property of Sam A. Philpot, as prepared by Terry T. Dill, Registered Surveyor, dated March 26, 1977, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Sulphur Springs Road, said point being joint corner of property of the Grantor and David and Betty F. Welborn; thence with the joint line of said properties, S. 84-37 E., 512 feet to an iron pin; thence N. 12-14 W., 20 feet more or less to a point on the joint line of property of the Grantor and Oakmont Nursing Home; thence N. 84-37 W., approximately 512 feet to an iron pin on the edge of the sidewalk on the eastern side of Sulphur Springs Road; thence with the edge of the sidewalk, S. 21-57 W., 20 feet to an iron pin, the point of beginning.

For deed into Grantor see deed from David B. & Betty F. Welborn dated March 29, 1977, recorded in Deed Book 1054, page 402. -308-810-2-11-9 (Note)

Grantee's mailing address is 651 Sulphur Springs Road, Greenville, SC 29611

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GREENVILLE COUNTY RECORDS
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