

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1978 0 27 1
JAMES S. PHILIPPI
R.M.C.

1075 15 10

KNOW ALL MEN BY THESE PRESENTS, that I, REX L. CARTER,

in consideration of One Hundred Seventy-three Thousand and no/100--- (\$173,000.00) -- 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 MARK ONE OF GREENVILLE, INC., its successors and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being on the southeastern side of Easley Bridge Road, and having the following metes and bounds according to a plat thereof entitled "Plat for Rex L. Carter near the City of Greenville, Greenville County, S.C." prepared by Webb Surveying & Mapping Co., dated April, 1978, recorded in the R.M.C. Office for Greenville County in Plat Book 6-0 at page 76:

BEGINNING at an old iron pin on the southeastern side of Easley Bridge Road at a point 180 feet, more or less, southwest of the intersection of Easley Bridge Road and Washington Avenue, and thence leaving Easley Bridge Road and Washington Avenue, and thence leaving Easley Bridge Road and running S. 26-37 E., 258.8 feet to an old iron pin on the northwestern side of a 20-foot alley; thence with the northwestern side of said 20-foot alley S. 65-30 W., 167.5 feet to an iron pin; thence running in a line between building walls, N. 25-27 W., 233.17 feet to an iron pin on the southeastern side of Easley Bridge Road; thence with the southeastern side of Easley Bridge Road, N. 56-33 E., 163.81 feet to the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, lying at the southwestern corner of the intersection of two 20-foot alleys immediately south of the above described property, and having the following metes and bounds according to the aforesaid recorded plat:

BEGINNING at an old iron pin at the southwestern corner of the intersection of the two 20-foot alleys as shown on said plat, and running thence S. 24-30 E., 84 feet to an old iron pin; thence S. 65-30 W., 64 feet to an old iron pin; thence, N. 24-20 W., 84 feet to an old iron pin; thence N. 65-30 E., 64 feet to the point of beginning.

The above described property is a portion of that certain real property heretofore conveyed to the grantor by deed from Carter Land Development, Inc., by deed recorded May 6, 1975, in Deed Book 1017 at Page 873.

This conveyance is made subject to that certain real estate mortgage held by The Independent Life and Accident Insurance Company, recorded in Mortgage Book 1020 at page 564, in the original sum of \$150,000.00: the grantee does not assume this mortgage debt, and grantor specifically agrees to satisfy this mortgage debt by making the monthly payments as scheduled therein.

This conveyance is made subject to the rights acquired by Eagle Properties, Inc., under its Lease Agreement with the grantor executed on May 27, 1977, to the non-exclusive use of the common parking area appurtenant to the property conveyed herein, and the property subject to the aforesaid Lease Agreement.

Grantor hereby expressly reserves to himself, his heirs, executors, administrators, personal representatives, and assigns a one-half (1/2) interest in the west wall and foundation on the property first described above, and the right and privilege to use the wall as a party wall in connection with the premises adjoining the above described property on the west.

Grantor and Grantee agree to pay pro-rata 1978 property taxes when due.

Grantee's mailing address is c/o Robert S. Friedman, Attorney at Law
605 Cherry Road, Rock Hill, SC

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