

JUL 13 1979

WATERSLEY SS 20627

SPECIAL WARRANTY DEED

VOL 1100-1001

KNOW ALL MEN BY THESE PRESENTS:

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THAT REPROCO, INC., a Delaware corporation, Grantor in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto AUTO BROKERS, INC., a South Carolina corporation of P. O. Box 3825, Greenville, S.C. 29608, Grantee, the following real property and premises, situate in the County of Greenville, State of South Carolina, to wit:

A 0.68 acre tract of land lying near the City of Greenville, in the County of Greenville, State of South Carolina, at the southern intersection of White Horse Road (U.S. Hwy. 25 Bypass) and Bramlett Road (S.C. Hwy. 253), said tract being more particularly described as follows:

Beginning at an iron pin at the intersection of the southeasterly right of way line of Bramlett Road and the southwesterly right of way line of White Horse Road;

Thence S 47° 44' E, along said southwesterly right of way line of White Horse Road, a distance of 312.4 feet to an iron pin at the northwest corner of Section 2, Lot 1, Lockwood Heights subdivision

Thence S 59° 30' W, along property line of said subdivision, a distance of 67.2 feet to an iron pin;

Thence N 48° 29' W, a distance of 125.6 feet to a point on the southeasterly building line of an existing building;

Thence S 65° 58' W along said southeasterly building line, a distance of 27.0 feet to the most southerly corner of said building;

Thence N 47° 44' W, along the southwesterly line of said building, a distance of 42.8 feet to a point on said southwesterly building line;

Thence S 45° 44' W, a distance of 17.6 feet to a point at the corner of a gate;

Thence N 57° 20' W, a distance of 155.6 feet to an iron pin on the southeasterly right of way line of Bramlett Road;

Thence N 59° 20' E along said southeasterly right of way line of Bramlett Road, a distance of 140.2 feet to the Point of Beginning of the herein described tract, containing 0.68 acre of land, more or less;

together with all improvements thereon and the appurtenances thereunto belonging.

(14) 250 out of 237.3 - 2 - 13.1 → 0.68

THERE IS EXCEPTED from this conveyance and reserved unto Grantor, its successors and assigns, the following two easements on, over and across the above-described property for purposes of ingress to and egress from Grantor's adjoining property and, at Grantor's option, for the installation of water, gas and electrical utility lines:

- (1) Beginning at the most westerly corner of said 0.68 acre tract at an iron pin on the southeasterly right of way line of Bramlett Road;

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX COLLECTION
JUL 13 1979

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
68.75
JUL 13 1979
P.B. 10611
GREENVILLE

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