

IRVIN HENRY PHILPOT, JR.

1142-912

prepared by the offices of ~~CARTER PHILPOT, JR. & SMITH~~ Attorneys at Law

Grantee's Address: Coleman Memorial Cemetery, Inc.

1 Scruggs Drive
Rt. 6, Box 58
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } GREENVILLE CO. S.C.

FEB 10 2 43 PM '81

KNOW ALL MEN BY THESE PRESENTS, that WE, STANLEY J. COLEMAN, MARY C. BECKNELL (formerly MARY C. THOMASON), DORIS C. VAUGHN AND MILDRED C. JARRARD

in consideration of Thirty-one Thousand, Two Hundred and no/100 (\$31,200.00)----- 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 COLEMAN MEMORIAL CEMETERY, INC., its successors and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, near Ebenezer Baptist Church and on the Eastern side of White Horse Road and being designated as a 6.24 acre tract on survey for Coleman Memorial Cemetery, Inc. prepared by Carolina Surveying Company, dated December 18, 1980, and recorded in the RMC Office of Greenville County in Plat Book 86 at page 69, said property, according to the said plat having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of White Horse Road and at the joint corner of property recently conveyed to Ebenezer Baptist Church, said point being on the right of way of White Horse Road, thence with said right of way North 12-15 East 559.5 feet to an iron pin; thence continue with said right of way North 12-06 East 335.2 feet to an iron pin on the White Horse Road right of way and in the center of an unnamed paved drive; thence with the center of said drive South 35-04 East 346 feet to an iron pin; thence South 26-25 East 111.6 feet to an iron pin in the center of said drive; thence continue with center of said drive South 18-57 East 81.5 feet to an iron pin in the center of said drive; thence continue with center of said drive South 8-00 East 99.7 feet to an iron pin; thence leaving said drive North 58-22 West 15.2 feet to an iron pin; thence South 88-16 West 22.4 feet to an iron pin; thence South 1-53 East 92 feet to an iron pin; thence North 88-16 East 22.4 feet to an iron pin; thence South 2-06 East 208.5 feet to an iron pin; thence South 81-06 West 10.2 feet to an iron pin; thence South 82-05 West 109.3 feet to an iron pin; thence South 1-12 East 40 feet to an iron pin; thence North 84-43 West 358.2 feet to an iron pin on the Eastern side of White Horse Road, the point of BEGINNING. *8 (367) out of 505.1-2-19.8*

HOWEVER, saving, excepting and reserving unto the Grantors, their heirs and assigns, an easement for ingress and egress from time to time by foot or vehicular traffic and for utility purposes over the strip of land within 8 feet West of the center line of the paved drive as shown on the plat referred to above. Said easement property described is for the mutual benefit of all adjoining property presently owned by the Grantors and the property hereby conveyed to the Grantee and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary for the enjoyment of the property conveyed and all adjoining property presently owned by the Grantors and is for a commercial purpose and is transferable by deed or otherwise upon any conveyance or transfer of the said properties. The said strip is conveyed subject to the condition that no structure nor improvement of any kind other than usual and normal roadway paving and utility usage which does not unduly interfere with ingress or egress shall be erected or placed thereon, nor shall the Grantee, its successors and assigns, use the said strip for any purpose inconsistent with those rights and purposes hereinabove set out.

ALSO, conveying to Grantee, its successors and assigns, an easement for ingress and egress from time to time by foot or vehicular traffic and for utility purposes over the strip of land within 8 feet East of the center line of the paved drive as shown on the plat referred to above. Said easement property described is for the mutual benefit of all adjoining property presently owned by the Grantors and the property hereby conveyed to the Grantee and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary for the enjoyment of the property conveyed and all adjoining property presently owned by the Grantors and is for a commercial purpose and is transferable by deed or otherwise upon any conveyance or transfer of the said properties. The said strip is conveyed subject to the condition that no structure nor improvement of any kind other than usual and normal roadway paving and utility usage which does not unduly interfere with ingress or egress shall be erected

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