

ENC 481 PAGE 952

Grantee's Address:

STATE OF SOUTH CAROLINA }  
COUNTY OF SPARTANBURG AND }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that ROBERT E. OSBON

GREENVILLE, S.C.

in consideration of One (\$1.00) Dollar and mutual benefits hereinafter described and the receipt of which is hereby acknowledged, granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto AMERICAN LAND DEVELOPMENT CORP., its heirs and assigns forever:

ALL that lot of land in the State of South Carolina, in the City of Greer, primarily in Greenville, County, and being shown and designated as "0.151 acres - Prop. of Robert E. Osbon" on a plat entitled "Survey for American Land Development Corp." prepared by Freeland & Associates, Surveyors, dated August 19, 1981, a copy of which is being recorded herewith and reference is made to such plat for a more particular description of the subject property.

THIS is a portion of the property conveyed to the grantor by deed of John R. Cooley recorded in Greenville County on November 19, 1975, in Deed Book 1028 at Page 485. 11(289) OUT OF G18-2-9 - For RD. R/W

The purpose of this conveyance is to facilitate the construction of a public road into adjacent property of the grantee and the grantee, in accepting this conveyance, does hereby covenant and agree to improve such road within a reasonable time hereafter and does further acknowledge and agree that the grantor does hereby reserve unto himself, his heirs and assigns, a perpetual easement in such road for purposes of ingress and egress at those points where such road touches the property line of the grantor.

As additional consideration for this conveyance, the grantee is conveying to the grantor by deed to be recorded herewith an easement measuring 25 feet in width for the future installation and maintenance of a sanitary sewer across a portion of a 16.845 acre tract of the grantee.

Grantor agrees that upon satisfactory completion of such road, as located herein, that he will contribute to grantee forty (40%) percent of the actual cost of grading and construction thereof not to exceed a total contribution of Ten Thousand (\$10,000.00) Dollars.

Grantee Address: McBea St, Greenville, SC  
9-3-1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 21st day of August, 1981.

SIGNED, sealed and delivered in the presence of:

*W. Odey Reese*  
*Sheldon B. Reese*

*Robert E. Osbon*  
ROBERT E. OSBON  
1981 AUG 24 PM  
SPARTANBURG S.C.  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)  
40

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 21st day of August, 1981.  
*W. Odey Reese* (SEAL)  
Notary Public for South Carolina

*Sheldon B. Reese*  
(SEAL)

My commission expires 1-21-91

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 21st day of August, 1981.  
*W. Odey Reese* (SEAL)  
Notary Public for South Carolina

*Patricia Z. Osbon*  
PATRICIA Z. OSBON

My commission expires 1-21-91

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

(CONTINUED ON NEXT PAGE)