

470 Johnes - Keown, PA

1412 Brown St

Columbia SC 29201

BOOK 1158 PAGE 469

Form No. 116—Title to Real Estate by a Corporation

FILED
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R.M.C.

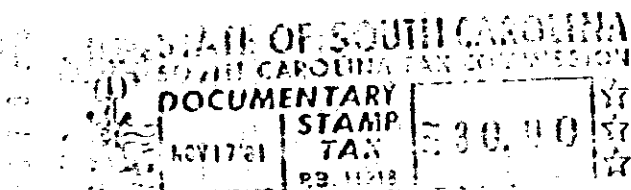
The State of South Carolina

COUNTY OF GREENVILLE

(22)-50-577.4-1-1.5-27.95#
out of - 577.4-1-1

KNOW ALL MEN BY THESE PRESENTS, That

Jenk's Inc., a corporation chartered under the laws of the State of South Carolina, and having a principal place of business at or near Fork Shoals, County of Greenville,



in the State aforesaid,

and

in consideration of the sum of

fifteen thousand and no/100 (\$15,000.00)

Dollars

to it in hand paid at and before the sealing of these presents, by John E. Jenkins and Kathryn A. Jenkins

in the State aforesaid,

(the receipt whereof is hereby acknowledged)

has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release, unto the said John E. Jenkins and Kathryn A. Jenkins, their heirs and assigns forever:

All that certain piece, parcel or tract of land, situate, lying and being in Greenville County, South Carolina, on the Northern side of S.C. Highway 418, and containing twenty-eight and 80/100 (28.80) acres, more or less and having the following metes and bounds, to wit:

Beginning at an iron pin located N67 - 24'E and 1205 feet from the center of Fork Shoals Rd. near the intersection of S.C. Highway 418 and Fork Shoals Road and running therefrom North (N22 - 36W) for 785 feet to a pin; then northwesterly (N53 - 34W) for 496.9 feet to a pin; then northeasterly (S35 - 43E) for 1700.7 feet to the middle of the Reedy River, then following the middle line of the Reedy River southward for 1029.5 feet to an iron pin; then southwesternly from the middle of the Reedy River (S33 - 33W) for 898 feet to an iron pin; then southernly (S22 - 36E) for 700 feet to an iron pin alongside S.C. Highway 418, then westernly following said highway for 403.5 feet to the point of origin; (S67- 24W)

Said property is bounded on the west by lands of C.D. Jenkins, Jr.; on the East by the Reedy River; on the southeast by lands of the grantee; and south by S.C. Highway 418 and fronts thereon; north by lands of Thomason and Hopkins.

Said property being more accurately shown and represented upon a plat by C.O. Riddle, RLS, dated April, 1975 and as revised on February 24, 1981, and recorded in Plat Book 84 page 28, in the office of the Register of Mesne Conveyances for Greenville County, South Carolina.

This being a portion of the property conveyed to the Grantor by deed of Clyde D. Jenkins, Sr. and Clyde D. Jenkins, Jr., as recorded in Deed book 753, page 387, dated July 22, 1964, and recorded in the RMC office for Greenville County.

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record, on the recorded plat(s) or upon the premises. Also, said conveyance is made subject to certain "Restrictive and Protective Covenants" imposed upon said property by Grantor of even date hereto and recorded in the RMC office for Greenville County, South Carolina, prior to the recording of this Deed in Deed Book 1158 page 454 and the same are incorporated herein.

Provided further that the Grantor reserves unto itself and is hereby granted an easement over said 28.80 acres for the installation, operation, use, and repair of public sewer lines should such service become available, said easement to run with the property. Said easement to cross said 28.80 acres at the same point of crossing of the presently existing gas line right of way as set forth and designated upon the above-referred to plat by C.O. Riddle, R.L.S., as revised February 24, 1981.

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