

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
CORP. (S) Address: C. Route 2, Cunningham Road
Travelers Rest, S. C. 29690

1130-207

APR 12 3 02 PM '83

KNOW ALL MEN BY THESE PRESENTS, THAT CENTRAL AMERICA MINING & PROPERTIES CORP.

A Corporation chartered under the laws of the State of ^{R.M.C.} South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of -----

One and 00/100 (\$1.00) and correction of deed-----Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto C. C. HICE, HIS HEIRS AND ASSIGNS:

ALL that certain piece, parcel or tract of land, situate on the southerly side of West Road, in the County of Greenville, State of South Carolina, being shown as a lot containing 1.4 acres on a plat of the Property of Gordon E. Mann, dated March 17, 1981, prepared by Williams & Plumblee, Inc., and recorded in the Office of the R.M.C. for Greenville County in Plat Book 8-U at Page 66 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the center of West Road at the corner of property now or formerly belonging to Exxon Corporation and running thence with West Road, N. 66-26 E. 335 feet to a nail and cap; thence S. 38-45 E. 64.3 feet to an iron pin; thence S. 27-44 E. 93 feet to an iron pin; thence S. 60-17 W. 343.3 feet to an iron pin; thence N. 28-41 W. 192.3 feet to the point of beginning.

This is a portion of the property conveyed to the Grantor herein by deed of James D. Phillips, et al, recorded April 28, 1980 in the Office of the R.M.C. for Greenville County in Deed Book 1122 at Page 977.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

ALSO, granting unto the Grantee, his heirs and assigns, a 10 foot wide sewer easement as shown on the above plat, extending from the southwestern corner of the property conveyed herein approximately 200 feet to Cooper Street. This sewer line easement is for the benefit of the land conveyed above 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 above, and to the convenient and proper use thereof and is for commercial purposes; it shall be transmissible by deed, mortgage or otherwise upon any conveyance or transfer of the above property. No structure nor improvement of any kind may be put on the easement that would interfere with the use or maintenance of the sewer easement. Grantee, his heirs and assigns, is at all times

(Continued on back) (B)-366-493-3-1.6 (note)

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(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 12th day of April 19 83.

SIGNED, sealed and delivered in the presence of:

CENTRAL AMERICA MINING & PROPERTIES CORP. (SEAL)
A Corporation

By: Gordon E. Mann
President

G. H. Philgatz

Ruth Drake

Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, 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 12th day of April 1983.

Ruth Drake (SEAL)
Notary Public for South Carolina.

G. H. Philgatz

My commission expires: 4/25/84

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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1130-207

1130-207