

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Grantee's address:  
P.O. Box 1268  
Greenville, SC 29602  
Attention: Dennis Sims  
I. H. PHILPOT, as Trustee  
DONNIE S. ... ASLEY  
R.M.C.

VC 1187 PAGE 325

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of EIGHTY THOUSAND (\$80,000.00) 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 AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and assigns, forever:

ALL that certain piece, parcel, or tract of land, containing 0.70 acres, situate, lying and being in Greenville County, South Carolina, being shown and designated on a Plat prepared by Freeland & Associates, dated February 10, 1983, entitled "American Federal Savings and Loan Site", recorded in the RMC Office for Greenville County in Plat Book 9-R, at Page 8, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the southwestern intersection of White Horse Road and Davis Street, and running thence with White Horse Road, S 17-07 E, 186.25 feet to an iron pin; thence continuing with White Horse Road, S 20-18 E, 13.75 feet to an iron pin; thence S 57-16 W, 131.97 feet to an iron pin; thence N 32-44 W, 192.80 feet to an iron pin on Davis Street; thence with Davis Street, N 57-16 E, 185.07 feet to an iron pin at the intersection of Davis Street and White Horse Road, the point of beginning.

RESERVING HOWEVER unto Grantor, his heirs, successors and assigns, a sewer right of way easement across the southern portion of the above described tract shown as a PROPOSED SANITARY SEWER LINE on the above-referred to Plat; said easement is for the purpose of installing and maintaining a sanitary sewer line running from Grantor's real property, crossing Grantee's property into the main sewer line in White Horse Road. Said easement is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land; is essentially necessary for the enjoyment of the property retained by Grantor, and is for a commercial purpose. Grantor, his heirs, successors and assigns, are given the right of ingress and egress to said easement strip for the purpose of installing, inspecting and maintaining said sewer line, and nothing shall be placed on the easement strip to interfere with this right.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above property.

This is a portion of the property conveyed to I. H. Philpot, as Trustee, by deed of Beattie E. Huff, et al, recorded July 3, 1963, in Deed Book 726, Page 463.

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(s) do(es) hereby bind the grantor(s) and the grantor(s)'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)'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 27th day of April 1983

SIGNED, sealed and delivered in the presence of:

I. H. Philpot  
Ruth Drake

I. H. Philpot as Trustee (SEAL)  
I. H. Philpot, as Trustee (SEAL)  
STATE OF SOUTH CAROLINA (SEAL)  
SOUTH CAROLINA TAX COMMISSION (SEAL)  
DOCUMENTARY TAX STAMP 160.00 (SEAL)  
APR 29 83

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'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 27th day of April 1983

Ruth Drake (SEAL) I. H. Philpot

Notary Public for South Carolina.  
My commission expires 4/25/84

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER NOT NECESSARY  
DEED OF TRUSTEE

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)'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 within mentioned and related.

GIVEN under my hand and seal this

day of 1983 (SE)  
Notary Public for South Carolina.

My commission expires

RECORDED th

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
APR 29 83  
88.00

28-123

RECORDED APR 29 1983 at 12:00 P.M.

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