

THERE IS EXCEPTED from this conveyance and reserved unto REPROCO, INC. its successors and assigns, the following two easements on, over and across the above described property for purposes of ingress to and egress from the adjoining property and at REPROCO, INC.'s option for the installation of water, gas and electrical utility lines.

1) BEGINNING at the most westerly corner of said 0.68 acre tract at an iron pin on the southeasterly right-of-way line of Branlett Road and running thence N. 59-20 E. along said southeasterly right-of-way line a distance of 40.2 feet to a railroad spike, thence S. 42-42 E. a distance of 142.2 feet to a point at the corner of a gate, thence N. 57-20 W. a distance of 155.6 feet to the point of beginning of the herein described easement, containing 2,794 square feet more or less and,

2) BEGINNING at an iron pin at the most easterly corner of said 0.68 acre tract, and running thence S. 59-30 W. along the property line of Lockwood Heights subdivision a distance of 67.2 feet to an iron pin, thence N. 48-29 W. a distance of 54.0 feet to a fence corner, thence N. 59-30 E. a distance of 67.8 feet to an iron pin in the southwesterly line of White Horse Road, thence S. 47-44 E. along said right-of-way line a distance of 54.0 feet to the point of beginning of the herein described easement containing 3,483 square feet more or less.

BY THESE PRESENTS, grantor also conveys unto grantee all its right, title and interest in and to a non-exclusive maintenance easement on, over and across a strip of land 5 feet in width along a southeastern side of the building referred to hereinabove and a strip of land 9 feet in width along the southwestern side of said building.

BY THESE PRESENTS, mutual easements are also conveyed unto the grantee and reserved unto grantor for the continued use and existence of water lines and septic tanks, lines and fields which are in place as of the date of this conveyance upon the tract hereby conveyed and upon Reproco's adjoining property.

This being the identical property conveyed to the grantors herein by deed of Auto Brokers, Inc. dated January 18, 1982 and recorded January 18, 1982 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1161 at page 153.

*Yarborough, Moore & Smock*  
MAY 13 1983 430217X

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
MAY 13 1983  
TAX 274.00  
FE. 11212

GREENVILLE COUNTY  
103440

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
MAY 13 1983  
150.70

RECORDED MAY 13 1983 at 3:33 P.M.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DAVID LEROY NEWELL and  
PAULINE G. NEWELL

TO

CARABO CAPITAL, A  
SOUTH CAROLINA GENERAL  
PARTNERSHIP

TITLE TO REAL ESTATE

I hereby certify that this within Deed has been this 13<sup>th</sup> day of May 1983 at 3:33 P.M. recorded in Book 1188 of Deeds, page 214

Register of Mesne Conveyance for Greenville County.

I hereby certify that the within deed has been entered of record in the Office of the County Auditor for this county pursuant to Section 60-56, Code of Laws of South Carolina, 1952.

Auditor for Greenville County.

YARBOROUGH, MOORE & SMOCK  
Attorneys at Law  
Greenville, South Carolina

30217

*White Horse Rd. (US Hwy 25)*  
*Yarborough, Moore & Smock*  
*Greenville, S.C.*

RECORDS

4328-17-2