

STILWELL
ASHMORE & HUNTER, Attorneys

FILED
GREENVILLE S.C.

VP 1192 PAGE 887

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTEES MAILING ADDRESS:
DONALD S. P. O. Box 6928
Columbia, SC 29260

KNOW ALL MEN BY THESE PRESENTS, that I, ALVIN A. MCCALL, JR.,

in consideration of EIGHTY THOUSAND AND NO/100 (\$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 JOHN L. M. TOBIAS, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Wade Hampton Boulevard, containing 0.6755 acres, and being more particularly described on survey entitled "Property of Alvin A. McCall, Jr." prepared by Freeland & Associates, dated March 16, 1983, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a new iron pin on the north side of the right-of-way of Wade Hampton Boulevard, joint front corner with property now or formerly of Drews Furniture, and running thence along property now or formerly of Drews Furniture N. 32-22 W. 210.00 feet to an iron pin; thence along property now or formerly of McCall N. 43-39 E. 148.57 feet to an iron pin; thence S. 30-30 E. 210.00 feet along property now or formerly of McCall to an iron pin on the northern right-of-way of Wade Hampton Boulevard; thence with said right-of-way S. 42-57 W. 141.97 feet to the point of beginning.

TOGETHER WITH a non-exclusive right-of-way over and across a 20-foot wide strip along the southeastern side of the above-referenced tract for access, ingress and egress, being bounded as follows: on the northwest by the above-referenced tract, on the northeast by property now or formerly of McCall, on the southeast by property now or formerly of Wendy's, and on the southwest by the right-of-way of Wade Hampton Boulevard.

In further consideration of the purchase price for the property, the grantor hereby grants to the grantee, his heirs and assigns, a slope easement on the grantor's property adjacent to the property conveyed and which is depicted on the survey referred to above. The easement, as shown thereon, commences at an iron pin at the northernmost corner of the property conveyed to the grantee, which pin is 210.00 feet northwest of the northern right-of-way of Wade Hampton Boulevard, and runs thence N. 30-30 W. 6.0 feet; thence in a westerly direction S. 56-53 W. 144.4 feet to the western boundary of the property of the grantor; thence running S. 32-22 E. 40.00 feet to an iron pin at the northwesternmost corner of the property conveyed to the grantee; thence N. 43-39 E. 148.57 feet along the northwestern boundary of the property conveyed to the grantee to the point of commencement.

The grantor agrees that the slope easement on the grantor's property is necessary for subjacent and lateral support to permit the grantee to bring the property conveyed up to grade with the property now or formerly of Drew's Furniture to the west and the 20-foot wide strip and the Wendy's property to the east. Further, the slope easement is granted and accepted by the grantor and the grantee subject to all the terms, conditions and provisions of a written agreement executed and delivered simultaneous with the execution and delivery of this deed, which agreement is incorporated herein by reference as though fully set out herein. This easement shall be appurtenant to and run with the land until such time as the grantor, his heirs and/or assigns, may bring the adjacent lands of the grantor up the grade of the property conveyed to the grantee, with an appropriate tie-in to the 60-inch culvert which will commence on the lands of the grantor and run in a southerly direction under the western side of the property conveyed to the grantee to Wade Hampton Boulevard.

This being a portion of the property conveyed to the Grantor by deed of Jane Anderson Neal (now Jean A. Neal Cole) dated June 2, 1972, and recorded June 5, 1972, in the RMC Office for Greenville County, S.C., in Deed Book 945 at Page 445.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises, and whether or not recorded.

12(271) P15.3-6-34.6
OUT OF P15.3-6-34

80000

21528-112