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# State of South Carolina,

COUNTY OF GREENVILLE

42 118

## Know All Men by These Presents, That

L. S. Spinks

hereinafter referred to as Grantor(s)

in the State aforesaid,

in consideration of the

sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration

to me paid by Hess Realty Corporation

, hereinafter referred to

as Grantee(s) in the State aforesaid

(the receipt of which is hereby acknowledged)

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Grantee(s) Hess Realty Corporation, its successors and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the southwestern corner of the intersection of LeGrand Boulevard and South Pleasantburg Drive (SC Highway 291 By-Pass) in the City and County of Greenville, South Carolina, and having, according to a plat entitled "Property of Kayo Oil Company" prepared by Dalton and Neves Company, Inc. Engineers, dated August, 1984, and recorded in the RMC Office for Greenville County in Plat Book 10W at Page 80, the following metes and bounds, to-wit:

(15) - 500 - 266 - 1 - 281.2  
BEGINNING at an old nail at the southwestern intersection of the rights-of-way of South Pleasantburg Drive and LeGrand Boulevard and running thence along the western right-of-way of South Pleasantburg Drive S. 26-04 W. 100.0 feet to a power and telephone pole; thence running along a joint line with property of Church's Fried Chicken, Inc. N. 63-31 W. 149.45 feet to a power pole; thence running along a joint line with property of Jack D. Sloan, Jr. N. 26-04 E. 100 feet to an old iron pin on the southern right-of-way of LeGrand Boulevard; thence running along the southern right-of-way of LeGrand Boulevard S. 63-31 E. 149.45 feet to an old nail at the intersection of LeGrand Boulevard with South Pleasantburg Drive, being the point of Beginning, and containing, according to said plat, 14,945 square feet.

### ALSO:

ALL of Grantor's right, title and interest in and to certain easements for ingress and egress over and across portions of the adjoining property of Church's Fried Chicken, Inc. to south, which easements are set forth on the aforesaid plat and are more particularly described in that certain Easement Agreement between Moorland Investments, a General Partnership and Church's Fried Chicken, Inc. as recorded in the RMC Office for Greenville County in Deed Book 1156 at Page 19.

This conveyance is expressly made subject to certain easements for ingress, egress, and erection and maintenance of a pole sign over and across portions of the above described property shown on the aforesaid plat and more particularly described in the aforesaid Easement Agreement recorded in the RMC Office for Greenville County in Deed Book 1156 at Page 119. This conveyance is further made subject to a drainage easement set forth in Deed Book 1156 at Page 117 and to such other easements, restrictions, reservations, rights-of-way or zoning ordinances as appear of public record, on the recorded plat or on the above described property.

The above described property is a portion of that certain property conveyed to the Grantor herein by deed of Moorland Investments, a General Partnership, dated September 26, 1983 and recorded in the RMC Office for Greenville County on September 29, 1983 in Deed Book 1197 at Page 344.

This being the same (a part of the) property heretofore conveyed to the Grantor(s) by Deed of

recorded

, 19 , Deed Book

, at page

(CONTINUED ON NEXT PAGE)

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