

TITLE TO REAL ESTATE—Prepared by Haynsworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina,  
County of GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That ROBERT H. YEARGIN

in the State aforesaid, in consideration of the sum of Ninety-five Thousand and No/100  
(\$95,000.00)----- Dollars,

to him in hand paid at and before the sealing of these presents by

M W S Properties, a South Carolina general partnership  
(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents  
do grant, bargain, sell and release unto the said M W S Properties, a South Carolina general  
partnership, its successors and assigns, forever:

All that piece, parcel or lot of land, containing 31,250 square feet,  
more or less, situate, lying and being on the Western side of South  
Pleasantburg Drive, in the County of Greenville, State of South  
Carolina, and having, according to a plat entitled "Survey for M W S  
Properties, a South Carolina General Partnership", prepared by Carolina  
Surveying Co., dated August 23, 1984, the following metes and bounds:

BEGINNING at an iron pin on the Western edge of the right of way for  
South Pleasantburg Drive at the joint corner of the property herein  
conveyed and property now or formerly of Fairway Properties, and running  
thence with the line of Fairway Properties S. 84-22 W. 250 feet to an  
iron pin; thence N. 5-28 W. 125 feet to an iron pin in the line of other  
property of the Grantor herein; thence with the line of said other  
property of the Grantor herein N. 84-22 E. 250 feet to an iron pin on  
the Western edge of the right of way for South Pleasantburg Drive; thence  
with the Western edge of said right of way S. 5-28 E. 125 feet to the  
point of beginning.

RESERVING, HOWEVER, unto the Grantor and his heirs and assigns, from the  
foregoing conveyance a non-exclusive easement twenty-five (25) feet in  
width, along the rear of the premises for the construction, operation and  
maintenance of utilities and appurtenances for the benefit of the adjacent  
property of the Grantor herein. The easement herein reserved is that  
portion of the premises designated on the plat referred to hereinabove as  
"25' Easement", and containing 3,125 square feet, more or less.

The within conveyance is subject to such restrictions, setback lines,  
zoning ordinances, utility easements and rights of way, if any, as may  
affect the above described property.

DERIVATION: This is the identical property conveyed to the Grantor  
herein by deed of Bankers Trust of South Carolina, dated June 29,  
1978 and recorded in the RMC Office for Greenville County, S.C. in  
Deed Book 1082, at Page 278, on June 30, 1978.

21.5-1-698 for me  
21.5-1-698-516  
(15)

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