

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) RELEASE FROM MORTGAGE

FOR AND IN CONSIDERATION of the sum of Nine Thousand and No/100 Dollars (\$9,000.00) Bankers Trust of South Carolina, N.A., the owner and holder of that certain mortgage executed by The Middleton Group, a General Partnership, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1314 at page 763 does hereby release, relinquish and forever discharge the following described real property from the mortgage thereof, retaining said mortgage in full force and effect over the remaining property described in said mortgage not heretofore released:

ALL that piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina on the Southern side of U. S. Highway 29 and being shown as Tract B on a plat of property of The Middleton Group, as prepared by Piedmont Engineers & Architects, Planners, dated April 17, 1975, and recorded in the R. M. C. Office for Greenville County, in Plat Book 5-J at page 37, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of U. S. Highway 29, said pin being 289.6 feet west of the intersection of U. S. Highway 29 and East Lee Road; thence, S. 47-00 E., 131 feet to an iron pin; thence S. 43-00 W., 80 feet to an iron pin; thence N. 47-00 W., 131 feet to an iron pin on the southern side of U. S. Highway 29; thence with U. S. Highway 29, N. 43-00 E., 80 feet to an iron pin, the point of beginning.

ALSO:

An easement of ingress, egress and regress from time to time by foot or vehicular traffic over a 24 foot, a 20 foot and a 12.5 foot strip of property; said strip of land being more particularly described below. Said easement is for the mutual benefit of all property presently owned by The Middleton Group and is perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the mortgaged premises and the other property of the mortgagor which abuts said easement, and shall be transmissible by deed or otherwise upon any conveyance or transfer of the above mortgaged property on which said easement exists. The 24 foot, 20 foot and 12.5 foot wide strip is conveyed subject to the condition that no structure nor improvement of any kind, other than usual and normal roadway paving shall be placed thereon together with such utility uses as do not interfere with ingress, egress and regress. This easement is for the commercial development of the property affected and is to alternatively be considered an easement in gross for commercial purposes. The property subject to this easement is described as follows:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina on the southern side of U. S. Highway 29 and being shown as an easement on plat of property of The Middleton Group, as prepared by Piedmont Engineers & Architects, Planners, dated April 17, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book 5-J at page 37, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of U. S. Highway 29, said point being 269.6 feet + West of a point at the intersection of U. S. Highway and East Lee Road; thence S. 47-00 E. 173 feet + to a point; thence S. 43-00 W. 111 feet + to a point; thence S. 12-20 E. 97.5 feet + to a point; thence N. 47-00 W. 21 feet + to a point; thence N. 12-20 W. 95 feet + to a point; thence N. 43-00 E. 90 feet + to a point; thence N. 47-00 W. 153 feet + to a point on the southern side of U. S. Highway 29; thence with said Highway N. 43-00 E., 24 feet + to the point of beginning.