

ALL that certain piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina, near the City of Simpsonville on the northern side of a Dead End Road which road leads from Jonesville Road in an easterly direction said property being shown and designated as 11.599 acre (10.96 acres + .599 acres + .04 acres) tract on plat entitled "Property of James W. Ruth and Marilyn M. Ruth", prepared by Freeland & Associates, dated November 11, 1982 and recorded in the RMC Office for Greenville County in Plat Book 9H, at page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the edge of a Dead End Road and running thence along property now or formerly of Gilder Creek Properties, the following courses and distances: N. 26-22 W. 573.16 feet to an old iron pin and N. 0-52 E. 812.03 feet to an old iron pin at the edge of Gilders Creek; thence with the centerline of Gilders Creek being the property line, the following courses and distances: S. 47-10 E. 51.08 feet, N. 87-24 E. 192.40 feet to an old iron pin, N. 89-18 E. 58.77 feet to an old iron pin and S. 81-57 E. 118.99 feet to an old iron pin; thence with the center line of a gully the following courses and distances: S. 31-34 W. 199.1 feet to an old iron pin, S. 14-37 W. 177.2 feet to an old iron pin and S. 0-12 W. 129.0 feet to an old iron pin; thence along property now or formerly of Bob Bell S. 43-10 E. 671.40 feet to an old iron pin and S. 7-43 E. 30.7 feet to an old iron pin; thence along property now or formerly of Bob Bell, N. 75-18 E. 20.14 feet to an iron pin; thence S. 7-55 E. 50.35 feet to an old iron pin; thence S. 75-19 W. 274.31 feet to an old iron pin; thence S. 41-27 W. 164.99 feet to an old iron pin; thence S. 66-41 W. 141.38 feet to an old iron pin, being the point of beginning.

SUBJECT, HOWEVER, to an easement for ingress and egress over, across and upon a 50-foot strip as described in that certain Agreement and Easement between Gilder Creek Properties Joint Venture and Walter L. Patton, dated November 17, 1977 and recorded in Deed Book 1069 at Page 231, in the RMC Office for Greenville County, S. C., such easement being shown on the aforesaid plat of Freeland & Associates, dated November 11, 1982, as follows:

BEGINNING at an old iron pin on the edge of a Dead End Road and running thence N. 46-01 E. 128.18 feet to an old iron pin, N. 41-27 E. 180.15 feet to an old iron pin and N. 75-18 E. 275.50 feet to an old iron pin; thence along property now or formerly of Bob Bell, N. 75-18 E. 20.14 feet to an iron pin; thence S. 7-55 E. 50.35 feet to an old iron pin; thence S. 75-19 W. 274.31 feet to an old iron pin; thence S. 41-27 W. 164.99 feet to an old iron pin; thence S. 66-41 W. 141.38 feet to an old iron pin, being the point of beginning.

TOGETHER WITH a nonexclusive easement for ingress and egress over, across and upon a 50-foot strip running from the southwestern corner of the tract herein conveyed a distance of 2,202.7 feet, more or less, in a southwestern direction, to the southern edge of a right of way of Jonesville Road; such easement being shown on the above referenced plat entitled "Survey for Bob Bell," and also on plat entitled "Property of Gilder Creek Properties" dated October 13, 1977, revised November 2, 1977 and November 22, 1977, prepared by Freeland & Associates and recorded in Plat Book 6-M, Pages 1 and 2; and also as described in that certain Agreement and Easement dated November 17, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1069, Page 231. The easement herein granted shall be for the benefit of the grantees, their heirs, successors, assigns, guests and invitees and shall be deemed to run with the land.