

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 31 8 54 AM 1969

BOOK 861 PAGE 205

OLLIE F. MORGAN  
R.M.C.

County Stamps Paid 223.65  
See Act No. 380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that Star Enterprises, Inc.,  
A Corporation chartered under the laws of the State of South Carolina, and having a principal place of business at  
Greenville, State of South Carolina, in consideration of  
Twenty-one Thousand, Four Hundred Fifty and no/100 - - (\$21,450.00) - - - Dollars,  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto Caper House, Inc., its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the County  
of Greenville, State of South Carolina, on the north side of Cleveland Street  
as shown on plat of property prepared for Star Enterprises, Inc., by Jones  
Engineering Service dated January 3, 1969, recorded in the Office of the  
R.M.C. for Greenville County in Plat Book 4-A at Page 29 and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of Cleveland Street, joint corner of  
property herein conveyed and property heretofore conveyed by grantor to Shell  
Oil Company (Deed Book 765, Page 307) and running thence along the line of  
said property of Shell Oil Company, N. 6-50 W., 150 feet to a point in line of  
property of Shell Oil Company and other property of grantor; thence along the  
line of other property of grantor, S. 78-06 W., 65 feet to a point; thence  
still along the line of other property of grantor, S. 6-50 E., 150 feet to a  
point on the north side of Cleveland Street; thence along the north side of  
Cleveland Street, N. 78-06 E., 65 feet to the beginning corner.

Together with a non-exclusive easement for ingress and egress to the above  
described property 20 feet in width from Cleveland Street to the above de-  
scribed property. Said easement shall be located across other property of  
the grantor at such points and places as grantor may from time to time deter-  
mine. Grantor shall have the right to change the location of said easement at  
any time and from time to time, provided said easement gives the grantee  
access from the property herein conveyed to Cleveland Street.

Said easement shall be for the mutual benefit of the grantor and grantee,  
and their respective successors and assigns.

The above described property is a portion of the property conveyed to the  
grantor by C. Heyward Morgan, et al, by deed dated August 1, 1960, recorded  
August 8, 1960, in the Office of the R.M.C. for Greenville County in Deed  
Book 656 at Page 265.

As a part of the consideration for this deed, it is agreed as follows:

That grantee will provide for and continue to use the existing drainage ditch  
with an 12 inch pipe, which ditch shall provide for drainage for adjoining  
property of the grantor, its successors and assigns. Grantee shall have the  
right to tap onto the existing sewer line. The grantor, its successors and  
assigns, as owner of the adjoining property, shall have the right to tie into  
and use said sewer line.

As long as the grantor and grantee maintain contiguous parking areas, parking  
by either of them, or their successors and assigns, or their patrons and cus-

(OVER)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or  
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or  
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular  
said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to  
claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized  
officers, this 27th day of January 1969.

SIGNED, sealed and delivered in the presence of:

STAR ENTERPRISES, INC. (SEAL)  
A Corporation

By: C. Heyward Morgan  
President  
D. Mitchell  
Secretary

Nancy G. McGadden  
Odessa Wilson

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he,  
with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of January 1969.

Elizabeth J. Lee (SEAL)  
Notary Public for South Carolina.  
My commission expires: Jan. 1, 1971.

Nancy G. McGadden

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

(Continued on next page)

269-1-1101  
269-1-11-14  
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