

PO BX 2907 Greenville
ASHMORE & HUNTER, ATTORNEYS, 110 Laurens Road, Greenville, South Carolina 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
MAY 15 1980
CLERK

BOOK 1125 PAGE 841

KNOW ALL MEN BY THESE PRESENTS, that ASHMORE PROPERTIES, 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 TWO HUNDRED THOUSAND AND 00/100.....
(\$200,000.00)..... 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 EVANS PRODUCT COMPANY, a Delaware Corporation with its principal place of business
in Roanoke, Virginia, its successors and assigns:

ALL that piece, parcel or tract of land, situate, lying and being on the northwestern side of 291 By-Pass,
South Pleasantburg Drive, in the City and County of Greenville, South Carolina, and shown, except for
25 foot easement on north side, on a plat entitled "Survey for Evans-Moore's Products Company" dated
April 21, 1980, by Freeland and Associates, said plat being recorded in the R.M.C. Office for Greenville
County in Plat Book 7 Z at Page 83, and having, according to said plat, the following metes and bounds,
to-wit:

(15)-519-7115.2-1-2.5
out of -519-7115.2-1-2.4

BEGINNING at an iron pin on the northwesterly side of 291 By-Pass, South Pleasantburg Drive, which
iron pin is at the joint front corner of property of the Estate of Sue C. Ashmore (Dairy Queen Property)
and the subject property, and running thence N. 43-29 W. 383.0 feet to an iron pin; thence N. 68-35
E. 375.8 feet to an iron pin; thence S. 43-29 E. 242.3 feet to an iron pin on the northwesterly side of
291 By-Pass, South Pleasantburg Drive, thence along 291 By-Pass, South Pleasantburg Drive, S. 46-37
W. 348.3 feet to the point of beginning; HOWEVER, the Grantor hereby expressly reserves to itself,
its successors and assigns, a perpetual easement for driveway purposes over a portion of the land herein
conveyed and described as a strip or parcel twenty five (25') feet in width along the joint property line
of the property conveyed herein and other lands of the Grantor for a distance of one hundred thirty (130')
feet and being more particularly described as follows:

BEGINNING at an iron pin on the northwesterly side of 291 By-Pass, which iron pin is located N. 46-
37 E., 1,714.2 feet, more or less, from Mauldin Road, and running thence N. 43-29 W., 130 feet to a
point; thence S. 46-37 W., 25 feet to a point; thence S. 43-29 E., 130 feet to a point; thence along
291 By-Pass, N. 46-37 E., 25 feet to the point of beginning. This easement shall run with the land here-
in conveyed and the title thereto, and be binding on the Grantee and its successors and assigns and any
persons who shall hereafter acquire title to said land, for the benefit of Grantor and its successors and
assigns.

This conveyance is made subject to all restrictions, setback lines, roadways, easements and rights-of-way
if any, appearing of record on the premises or on the recorded plat(s) which affect the property.

This is a portion of the property conveyed to the Grantor herein by deed of Sue C. Ashmore dated
(cont. on back)
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 grantees(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 of 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 au-
thorized officers, this 15 th day of May, 19 80.

SIGNED, sealed and delivered in the presence of:
ASHMORE PROPERTIES, INC. (SEAL)
A Corporation
By: [Signature]
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
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 15 th day of May 1980.
[Signature] (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES MARCH 1, 1989

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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