

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C. TITLE TO REAL ESTATE
JAN 4 3 20 PM '85
DONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, CHARLEY WALTER BRASHIER, in consideration of SEVEN HUNDRED SEVENTY-FIVE THOUSAND FOUR HUNDRED FIFTY AND NO/100 (\$775,450.00) Dollars, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto LOWE'S INVESTMENT CORPORATION, its successors and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being on the southern side of Rutherford Road and the northern side of Old Rutherford Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown and designated as an 11.93 acre tract on a survey prepared for T. Walter Brashier by W. R. Williams, Jr. dated September, 1984, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rutherford Road at the joint front corner of this tract and other property of T. Walter Brashier and running thence with the southern side of Rutherford Road the following courses and distances, to-wit: N. 89-35 E. 101.54 feet; S. 84-21-30 E. 100.31 feet; S. 78-02 E. 98.34 feet; S. 71-47 E. 99.15 feet; S. 65-36-30 E. 99.24 feet; S. 59-23 E. 99.16 feet; S. 52-58-30 E. 105.65 feet; S. 39-55 W. 10 feet; S. 46-47 E. 91.8 feet; S. 40-33 E. 89.55 feet to an iron pin at the intersection of Rutherford Road and Old Rutherford Road; running thence with the western and northern side of Old Rutherford Road the following courses and distances, to-wit: S. 7-40 W. 35.36 feet; S. 46-19 W. 65.93 feet; S. 31-55 W. 111.7 feet; S. 20-29-30 W. 200.13 feet; S. 29-49 W. 90.53 feet; S. 44-40 W. 91.54 feet; S. 59-21 W. 89.24 feet; S. 77-00-30 W. 94.3 feet; S. 86-22-30 W. 93.39 feet; N. 85-45 W. 94.74 feet; N. 78-36 W. 90.02 feet to an iron pin at the joint corner of this tract and property of Mountain Ridge Industrial Park; running thence with the joint line of said tracts N. 19-44 E. 270.63 feet to an iron pin; thence continuing with said line N. 19-41 E. 158.06 feet to an iron pin; running thence N. 69-55-30 W. 303.9 feet to an iron pin at the joint corner of Mt. Ridge Road and property of T. Walter Brashier and this tract; running thence with the joint line of this tract and property of T. Walter Brashier N. 14-47 E. 414.28 feet to an iron pin, point of beginning.

THE Grantee and its successors and assigns are hereby granted the nonexclusive easement and/or right to the use of the existing retention pond as shown on said plat above referred and more fully described hereinbelow, for the purpose of controlling surface water on the 11.93 acre tract herein conveyed. The Grantor herein specifically agrees that the maintenance of said existing retention pond shall be the sole responsibility of the Grantor, his heirs and assigns, and further agrees that it is the intent of this instrument and the parties hereto that this nonexclusive easement and/or right to the use of the existing retention pond shall be an easement appurtenant and perpetual and shall run with the land and inure to the benefit of the Grantee herein, its successors and assigns forever. The retention pond above referred is described by metes and bounds as follows: 12-276-729A-1-34 & 34.4

ALL that piece, parcel or lot of land situate, lying and being north of Rutherford Road, in the County of Greenville, State of South Carolina, and shown on a survey for T. Walter Brashier dated September 1984 as an existing retention pond and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin at a point, which point is N. 68-36 E. 262.8 feet from the beginning point of the description for the 11.93 acre tract described above, and running thence N. 39-47 W. 47.3 feet to an iron pin; running thence N. 10-36 W. 151.7 feet; running thence N. 68-03 E. 42.8 feet to an iron pin; running thence N. 85-58 E. 111.9 feet to an iron pin; running thence S. 38-42 E. 48.6 feet to an iron pin; running thence S. 11-10 E. 80.1 feet to an iron pin; running thence S. 6-51 W. 126 feet to an iron pin; running thence N. 77-51 W. 60.2 feet to an iron pin; running thence N. 73-13 W. 68.1 feet to an iron pin, point of beginning.

THIS property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the subject property.

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