

All that piece, parcel, lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina at the southern intersection of White Horse Road (U. S.. Highway 25 By-Pass) and Bramlett Road (S.C. Highway 253), said tract being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southeasterly right-of-way line of Bramlett Road and the southwesterly right-of-way line of White Horse Road, and running thence S. 47-44 E. 312.4 feet to an iron pin at the northwestern corner of Section 2, Lot 1, Lockwood Heights Subdivision, thence S. 59-30 W. along property line of said subdivision a distance of 67.2 feet to an iron pin, thence N. 48-29 W. a distance of 125.6 feet to a point on the southeasterly building line of an existing building, thence S. 65-58 W. along said southeasterly building line a distance of 27.0 feet to the most southerly corner of said building, thence N. 47-44 W. along the southwesterly line of said building a distance of 42.8 feet to a point on said southwesterly building line, thence S. 45-44 W. a distance of 17.6 feet to a point at the corner of a gate, thence N. 57-20 W. a distance of 155.6 feet to an iron pin on the southeasterly right-of-way line of Bramlett Road, thence north 59.20 east along said southeasterly right of way line of Bramlett Road a distance of 140.2 feet to the point of beginning of the herein described tract containing 0.68 acres of land more or less together with all improvements thereon and the appurtenances thereunto belonging.

THERE IS EXCEPTED from this conveyance and reserved unto REPROCO, INC. its successors and assigns, the following two easements on, over and across the above described property for purposes of ingress to and egress from the adjoining property and at REPROCO, INC.'s option for the installation of water, gas and electrical utility lines.

- 1) BEGINNING at the most westerly corner of said 0.68 acre tract at an iron pin on the southeasterly right-of-way line of Bramlett Road and running thence N. 59-20 E. along said southeasterly right-of-way line a distance of 40.2 feet to a railroad spike, thence S. 42-42 E. a distance of 142.2 feet to a point at the corner of a gate, thence N. 57-20 W. a distance of 155.6 feet to the point of beginning of the herein described easement, containing 2,794 square feet more or less and,
- 2) BEGINNING at an iron pin at the most easterly corner of said 0.68 acre tract, and running thence S. 59-30 W. along the property line of Lockwood Heights subdivision a distance of 67.2 feet to an iron pin, thence N. 48-29 W. a distance of 54.0 feet to a fence corner, thence N. 59-30 E. a distance of 67.8 feet to an iron pin in the southwesterly line of White Horse Road, thence S. 47-44 E. along said right-of-way line a distance of 54.0 feet to the point of beginning of the herein described easement containing 3,483 square feet more or less.

BY THESE PRESENTS, grantor also conveys unto grantee all its right, title and interest in and to a non-exclusive maintenance easement on, over and across a strip of land 5 feet in width along a southeastern side of the building referred to hereinabove and a strip of land 9 feet in width along the southwestern side of said building.

BY THESE PRESENTS, mutual easements are also conveyed unto the grantee and reserved unto grantor for the continued use and existence of water lines and septic tanks, lines and fields which are in place as of the date of this conveyance upon the tract hereby conveyed and upon Reproco's adjoining property.

This being the identical property conveyed to the mortgagors herein by deed of Davie Leroy Newell and Pauline G. Newell dated May 13, 1983 and recorded May 13, 1983, in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1188 at page 214.