

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that Florence Hunter, Watson Hunter, and Sara H. Mallady

in consideration of Six Thousand, Nine Hundred and no/100 (\$6,900.00) -----Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Isham A. Russ, his heirs and assigns forever,

ALL that parcel of land with improvements thereon, if any, situate, lying and being on the southwestern side of Hunter Street in the City of Simpsonville, County of Greenville, State of South Carolina, being shown and designated as a 1.38 acre tract from a plat of the property of the A. R. Hunter Estate, prepared by C. O. Riddle, Surveyor, dated September, 1967, and revised July 14, 1970, recorded in the RMC Office for Greenville County in Plat Book SSS at page 324.

The metes and bounds of this property are: Beginning at an iron pin at the intersection of the southwestern side of Hunter Street and Church Street and running S 39-02 W, 71.6 feet to an iron pin; thence S 22-13 W, 60 feet to an iron pin; thence S 13-53 W, 7.6 feet to an iron pin; thence S63-13 W, 50.35 feet to an iron pin; thence N 33-41 W, 273 feet to an iron pin; thence N 35-40 W, 106.5 feet to an iron pin; thence N 63-13 E, 175 feet to an iron pin; thence S 35-40 E, 106.5 feet to an iron pin; thence S 33-41 E, 198 feet to the point of beginning.

This tract is a portion of a 7.1 acre tract shown on the above-mentioned survey and bequeathed to the Grantors by Martha J. Hunter in a Will filed in the Greenville County Probate Court in Drawer 994, File 15. This property is conveyed subject to all restrictions, reservations and easements appearing of public record.

The conveyance of this parcel of land is subject to the Grantee's allowing the owner of the tract of land which adjoins the 1.38 acre tract herein conveyed along a 273 foot rear lot line running N 33-41 W and continuing 106.5 feet N 35-40 W and also running 50.33 feet, S 63-13 W to tie into any sewer that might be constructed on the above described parcel of land. This condition will allow only one sewer line easement across the above described tract. If the remaining portions of the 7.18 acre tract of land as shown on the plat entitled A. R. Hunter Estate, prepared by C. O. Riddle and dated September, 1967, are sold to more than one Grantee, then after the first Grantees tie on to the sewer line subsequent Grantees shall have the right to tie on to the first Grantees connection but shall not have a right to additional easements across the 1.38 acre tract. Also there shall be no charge to the Grantee for the cost of constructing the sewer line to serve the adjoining property owner. This easement in no way will allow the adjoining property owner to have an easement through any structure already built on the 1.38 acre tract. (Continued on Next Page)