

1052 142821

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ALL That piece, parcel or lot of land situate, lying and being on the northern side of Butler Avenue (S. C. Highway 107) in the City of Mauldin, county and state aforesaid, containing 0.559 of an acre, more or less, being more particularly shown on a plat entitled "Survey for First Piedmont Bank & Trust Company" prepared by Piedmont Engineers, Architects and Planners, dated August 12, 1975 and having according to said plat the following metes and bounds, to-wit:

BEGINNING At an iron pin on the northern side of Butler Avenue (S. C. Highway 107) said point being located S. 63-42 W. 394.25 feet from the northwestern intersection of Butler Avenue (S. C. Highway 107) and U. S. Highway 276 and running thence along and with the northern side of Butler Avenue (S. C. Highway 107) S. 63-42 W. 130 feet to an iron pin; thence N. 26-18 W. 187.5 feet to an iron pin; thence N. 63-42 E. 130 feet to an iron pin on the western side of a 40 foot drive as delineated upon said plat; thence running along and with the western side of said 40 foot drive, S. 26-18 E. 187.5 feet to the beginning point.

7-19-MS.1-15.4

For a more particular description see the above said plat.

ALSO A perpetual right to use a 40 foot drive leading from the northern side of Butler Avenue (S. C. Highway 107) and adjacent to the described property and which 40 foot wide strip is more particularly described upon a plat entitled "Survey for M & K Property" prepared by Piedmont Engineers, Architects and Planners dated July 22, 1975 and revised August 12, 1975 as follows:

BEGINNING At an iron pin on the northern side of Butler Avenue (S. C. Highway 107) said point being located S. 63-42 W. 394.25 feet from the northwestern intersection of U. S. Highway 276 and Butler Avenue (S. C. Highway 107) and running thence N. 26-18 W. 187.5 feet to an iron pin; thence N. 63-42 E. 40 feet to an iron pin; thence S. 26-18 E. 187.5 feet to an iron pin on the northern side of Butler Avenue (S. C. Highway 107); thence running along and with the northern side of Butler Avenue (S. C. Highway 107) S. 63-42 W. 40 feet to the beginning point. Said 40 foot wide drive is to be used for all purposes, for which public roads and streets are commonly used, including, but not limited to, the right of ingress and egress to and from the lot purchased by First Piedmont Bank and Trust Company and Butler Avenue (S. C. Highway 107). For public utilities over, under and across same.

DERIVATION: This being the same property conveyed to grantor by M & K Properties, a Partnership, by deed dated September 2, 1975 and recorded October 16, 1975 in the RMC Office for Greenville County in Deed Book 1025 at Page 870.

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