

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OCT 17 4 43 PM '93

JOHNIE ...

KNOW ALL MEN BY THESE PRESENTS, that Evelyn R. Silver (formerly Evelyn R. Mills), Karen Lynn Mills and Leslie E. Mills, III

in consideration of One Hundred Sixty Thousand and No/100 (\$160,000.00)----- 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 Cheryl G. Berman, her heirs and assigns, forever:

ALL that piece, parcel or lot of land with all buildings and improvements, situate, lying and being on the southern side of Wade Hampton Boulevard (U. S. Highway No. 29) in Greenville County, South Carolina, being portions of Lots Nos. 209 and 210 on a plat of the property of Robert J. Edwards, recorded in the RMC Office for Greenville County, S. C. in Plat Book EE, at Page 61, and being shown as all of Lot B on a survey for the Middleton Group made by Piedmont Engineers, Architects and Planners, dated November 26, 1975, recorded in the RMC Office for said County and State in Deed Book 5-0, at Page 14, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Wade Hampton Boulevard, said iron pin being located 289.6 feet southwest of the intersection of Wade Hampton Boulevard with East Lee Road, and running thence along the property now or formerly owned by Latimer, S. 47-00 E. 131 feet to an iron pin; thence along the line of Lot A, S. 43-00 W. 80 feet to an iron pin on a twenty-four (24') foot easement; thence along the northeastern side of a twenty-four (24') foot easement, N. 47-00 W. 131 feet to an iron pin on Wade Hampton Boulevard; thence along the eastern side of the right-of-way of Wade Hampton Boulevard, N. 43-00 E. 80 feet to the point of beginning.

12(271) P15.9-1-31.1

ALSO: Two (2) certain easements being more fully described as follows:

(1) A certain easement of ingress, egress and regress by foot or vehicular traffic over a twenty-four (24') foot strip of property running from Wade Hampton Boulevard in an easterly direction, parallel and tangent to the southernmost boundary line of Lot B above described for a distance of 131 feet, which easement is perpetual and non-exclusive and is more fully described in a deed from the Middleton Group, A General Partnership to Leslie E. Mills, Jr. and Evelyn R. Mills, by deed recorded on December 4, 1975 in the RMC Office for Greenville County, S. C. in Deed Book 1028, at Page 98, reference to which is hereby craved for a more complete description thereof.

(2) ALSO, an easement for overflow parking of ten (10) automobile spaces on property shown and designated as Lot A on a plat of the property of the Middleton Group, dated April 17, 1975, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-J, at Page 37, which property the subject of said easement is located east of Lot B and the twenty-four (24') foot ingress and egress easement hereinabove described. This easement is perpetual and for the benefit of Lot B above described and is subject to the terms and conditions more fully setforth in a deed from The Middleton Group, A General Partnership to Leslie E. Mills, Jr. and Evelyn R. Mills, recorded on December 4, 1975 in the RMC Office for Greenville County, S. C. in Deed Book 1028, at Page 98, reference to which is hereby craved for a more complete description thereof.

The above described property is the same conveyed to Leslie E. Mills, Jr. and Evelyn R. Mills by deed of The Middleton Group, A General Partnership, recorded on December 4, 1975 in the RMC Office for Greenville County, S. C. in Deed Book 1028, at Page 98 and is hereby conveyed subject to the fee simple ownership of all third parties who may own the underlying fee in and to the easements above described, to a certain twenty-five (25') foot sewer line easement transecting the property owned by Wade Hampton Water and Sewer District Commission conveyed by deed appearing of record in Deed Book 737, Page 147, and to utility rights-of-way and easements for power and telephone service shown on a plat appearing of record in Plat Book 5-0, Page 14. The above described property is further conveyed subject to the right-of-way of Wade Hampton Boulevard and to all Greenville County zoning statutes and ordinances.

The easement for ingress, egress and regress over the twenty-four (24') foot

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