

Grantee: 3 Sugarberry Ct., Greenville, SC 29607

State of South Carolina,

Greenville County

1206-911

Know all Men by these presents, That

COLLEGE PROPERTIES, INC.

in the State aforesaid, in consideration of the sum of Ten dollars and no/100-----
 -----(\$10.00)----- Dollars

to it paid by LAWSON B. SAUL

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

LAWSON B. SAUL, his heirs and assigns forever, the following described property subject to easement as set out herein and subject to easement rights reserved by Grantor:

ALL that piece, parcel or triangular strip of land situate, lying and being in the State of South Carolina, County of Greenville on the northern side of Trillium Drive, being known and designated as the southwestern part of Lot 140 as shown on plat of Lots 139 and 140, Cliff Ridge Colony, Phase I, prepared by Arbor Engineering, Inc. dated February 13, 1984, being recorded in the RMC Office for Greenville County in Plat Book 10-I at Page 21 and, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Trillium Drive, joint front corner Lots 139 and 140 and running thence with joint line of said lots N. 11-10 W. 39.5 feet to an iron pin; thence with a new line through Lot 140 S. 69-40 E. 61.25 feet to an iron pin on the northern side of Trillium Drive; thence with Trillium Drive S. 70-40 W. a chord distance of 52.76 feet to the point of beginning. Said property is a portion of the property conveyed to Grantor herein by deed of Fred A. Bettis and Ann H. Bettis dated December 29, 1983 and recorded in the RMC Office for Greenville County, South Carolina on December 30, 1983 in Deed Volume 1203 at Page 485.

This property is conveyed subject to restrictive covenants recorded in the RMC Office for Greenville County in Deed Volume 1184 at Page 38 and to such other rights of way, easements, or restrictions of record as shown on plats or as may appear on the premises.

By accepting the within deed and the rights acquired thereunder, Grantee agrees to construct and continuously maintain at Grantee's expense a driveway to be located on the above mentioned triangular strip of land. The purpose of the driveway is to provide vehicular ingress and egress to Grantee's property at Lot 139 Cliff Ridge Colony. The right of ingress and egress shall be a mutual nonexclusive easement for the joint benefit of the owners of Lots 139 and 140. Grantor reserves the right to use the driveway located on the above described property as a means of ingress and egress to Lot 140 and in this connection may join a driveway serving Lot 140 to the driveway located on the above described property. Grantor shall have no obligation of maintenance of the driveway constructed on the above described property. Said driveway shall be used for vehicular ingress and egress only and no parking shall be allowed on the driveway located on the above described property. The within mutual nonexclusive easement is an easement appurtenant, a covenant running with the land and shall inure to the benefit of Grantee and Grantor, their respective heirs and assigns forever.

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