

GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

3 4 1975
GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, T. Walter Brashier

in consideration of One Hundred Twenty-five Thousand and No/100 (\$125,000.00)-----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 Thomas H. Coker, his heirs and assigns, forever:

All that piece, parcel or lot of land in Greenville County, State of South Carolina being shown as a .535 acre tract of land on plat of property of T. Walter Brashier prepared by Jones Engineering Service, dated June 4, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book 514 at page 122, and having, according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on the eastern side of Wade Hampton Boulevard, said point being in the center of a private drive at its intersection with Wade Hampton Boulevard and running thence with the center of said private drive S. 37-08 W. 145.7 feet to an iron pin; thence N. 55-10 E. 41.9 feet to an iron pin; thence S. 42-25 E. 148 feet to an iron pin; thence N. 38-52 E. 143.8 feet to an iron pin; thence N. 60-00 W. 94.1 feet to an iron pin; thence S. 64-29 W. 48.6 feet to an iron pin; thence N. 84-28 W. 90.8 feet to an iron pin; thence N. 34-20 W. 102.4 feet to an iron pin on the eastern side of the right of way of Wade Hampton Boulevard; thence with the right of way of said Boulevard, S. 52-30 W. 49 feet to the point of beginning.

SAVING, excepting and reserving unto the Grantor, his successors and assigns, an easement for ingress and egress and regress, from time to time by foot and vehicular traffic over a 12 foot wide strip of the above described property which strip of land is more particularly described below. Said easement is for the benefit of the adjoining property of the Grantor and is perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the adjoining property of the Grantor and to the convenient and proper use thereof and is for a commercial purpose and shall be transmissible by deed or otherwise upon any conveyance or transfer of adjoining property of the Grantor. The said 12 foot wide strip is conveyed subject to the condition that no structure nor improvement of any kind other than usual and normal parking lot paving shall be erected or placed thereon, nor shall the Grantee, his heirs and assigns, use the said 12 foot wide strip for any purpose inconsistent with those rights.

The 12 foot wide strip described in the immediately preceding paragraph which is subject certain exceptions and reservations in the Grantor which is also subject to certain reservations as to use, all as set forth in the preceding paragraph is more particularly described as follows:

All that piece, parcel or lot of land in Greenville County, South Carolina being shown as a 12 foot wide strip of land on plat of property of T. Walter Brashier prepared by Jones Engineering Service, dated June 4, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book 514 at page 122, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a private drive at the intersection of said private drive with Wade Hampton Boulevard and running thence with the center of said private drive, S. 37-08 E. 145.7 feet to an iron pin; thence N. 55-10 E. 12 feet to a point; thence N. 37-08 W. 145.7 feet to a point on the eastern side of the right of way of Wade Hampton Boulevard; thence with the eastern side of the right of way of said Boulevard S. 52-30 W. 12 feet to the point of beginning.

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