

GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that We, The Middleton Group, a General Partnership

in consideration of Twenty-five thousand and no/100 (\$25,000.00)----- Dollars,
plus the assumption of the mortgage indebtedness as set forth below herein
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Leslie E. Mills^{Jr.} and Evelyn R. Mills, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate on the southern side of U. S. Highway 29 and being shown as Lot B on a plat of property of The Middleton Group, as prepared by Piedmont, Engineers & Architects, Planners, dated November 26, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book 5-C at page 14 and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of U. S. Highway 29, said pin being 289.6 feet west of the intersection of U. S. Highway 29 and East Lee Road; thence S. 47-00 E. 131 feet to an iron pin; thence S. 43-00 W. 80 feet to an iron pin; thence N. 47-00 W. 131 feet to an iron pin on the southern side of U. S. Highway 29; thence with U. S. Highway 29, N. 43-00 E. 80 feet to an iron pin, the point of beginning.

ALSO:

An easement of ingress, egress and regress from time to time by foot or vehicular traffic over a 24 foot strip of property; said strip of land being more particularly described below. Said easement is for the mutual benefit of all property presently owned by The Middleton Group and is perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the conveyed premises and the other property of the grantor which abuts said easement and shall be transmissible by deed or otherwise upon any conveyance or transfer of the above conveyed property on which said easement exists. The 24 foot strip is conveyed subject to the condition that no structure nor improvement of any kind, other than usual and normal roadway paving shall be placed thereon together with such utility uses as do not interfere with ingress, egress and regress. This easement is for the commercial development of the property affected and is to alternatively be considered an easement in gross for commercial purposes. The property subject to this easement is described as follows:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina on the southern side of U. S. Highway 29 and being shown as an easement on plat of property of The Middleton Group, as prepared by Piedmont Engineers & Architects, Planners, dated November 26, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book 5-C at page 14, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of U. S. Highway 29, said point being 369.6 feet west of a point at the intersection of U. S. Highway 29 and East Lee Road; thence S. 47-00 E. 131 feet to a point; thence S. 43-00 W. 24 feet to a point; thence S. 47-00 E. 131 feet to a point on the southern side of U. S. Highway 29; thence with said right of way, N. 43-00 E. 24 feet to the point of beginning.

ALSO:

The Grantors also convey to the Grantees an overflow parking easement of ten (10) automobile parking spaces located on the Grantors adjoining lot A. Said lot A is fully described on the plat of property of The Middleton Group which is recorded in the R. M. C. Office for Greenville County in Plat Book 5-J at page 37 and reference is made to this plat for a full description of this lot. This easement is effective only after all of the parking that can be practically made available on the above described lot B has been used and is limited to ten (10) automobile size parking spaces. Said easement is for the benefit of Lot B as described above and is an appendant and appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of tract B conveyed above and shall be transmissible by deed or otherwise upon any conveyance or transfer of Lot B conveyed above. This easement is for commercial development of the property affected and is to alternatively be considered an easement in gross for commercial purposes.

As a part of the consideration herein the Grantee agrees to assume and pay the balance due on that certain mortgage to Family Federal Savings & Loan Association recorded in the R. M. C. Office for Greenville County in Mortgage Book 1348 at page 307 and having a current balance of \$65,000.00

The undersigned partners include all of the partners of The Middleton Group, a General Partnership.

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