State of South Carolina

Greenville County

GREENVILLE CO. S. C.

OCT 29 3 10 PH '78 DONNIE S.TANKERSLEY

Wa 1045 NO 332

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Know all Men by these presents, That

Jetmar Company, a partnership

in the State aforesaid,

in consideration of the sum of Seven Thousand Two Hundred Eighty-One and 49/100 (\$7,281.49) and assumption of mortgage set out below

Dollars

paid by Terry Properties, II, a partnership

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. Terry Properties II, a partnership, its successors and assigns forever,

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of a 50 ft. road leading from the Ashmore Branch Road and being shown as Tract B on Plat of property prepared for Terry Construction Co., Inc., dated January 14, 1974, revised October 8, 1976, prepared by Morgan and Applewhite Engineering Associates, Anderson, S. C., containing 1.4130 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a 50 ft. road leading from the Ashmore Branch Road, said point of beginning being S. 62-09 W. 139.76 ft. and with the curve of said road, the chord of which is S. 17-53-39 W. 174.46 ft. from the joint property line, now or formerly of Southeastern Sprinkler Co., Inc., Terry Properties, a partnership and other property of the Grantor and running thence from the point of beginning S. 27-51 E. 323.40 ft. to an iron pin at the property line for the right of way of the Southern Rail-way System lead track and running thence with said right of way S. 62-09 W. 190.45 ft. to an iron pin; thence with the line of other property of the Grantor herein N. 27-51 W. 323.40 ft. to an iron pin on the southern side of a 50 ft. road; thence with the southern side of said 50 ft. road N. 62-09 E. 120.45 ft. to an iron pin of beginning.

said 50 ft. road N. 62-09 E. 130.45 ft. to an iron pin, the point of beginning.

ALSO, together with a non-exclusive easement of ingress and egress in and to the street situate on the above described property being 50 ft. in width and running from Ashmore Branch Road at a point at the joint corner of property now or formerly of Jetmar Company, a partnership and property now or formerly of Southeastern Sprinkler Co., Inc. and running thence along the line of property of Southeastern Sprinkler Co., Inc. from Ashmore Branch Road in a southeasterly direction as more particularly shown on the above mentioned plat.

ALSO, if any portion of the building or improvements shown on the above mentioned plat encroaches on the adjoining property now or formerly owned by Jetmar Company, a partner-ship, along the western boundary of said property as a result of settling or shifting of the improvements, or by reason of any deviation from the plat or plans and the construction or rebuilding of any improvements or portion thereof, an easement exists for the encroachment and for the maintenance of the same so long as the improvements shall exist.

Abovementioned plat recorded at plat book 5 W-56

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A328 W.2

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