

MAIL TO: GROUP III, A General Partnership
2720 Wade Hampton Blvd.
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

DEC 1 9 43 AM '76

KNOW ALL MEN BY THESE PRESENTS, that ~~GROUP II, A General Partnership~~
DORRIS S. TANKERSLEY
R.M.C.

in consideration of \$10.00 and assumption of a mortgage to Banker's Trust of S.C. Dollars,
recorded in Mortgage Book 1314 at page 763
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto Group III, A General Partnership, its successors and assigns forever:

ALL that certain piece, parcel or lot of land in Greenville County, South Carolina, on the southern side of U. S. Highway 29, being shown as the southwestern portion of Tract "C" on plat prepared for the Middleton Group by Piedmont Engineers, Architects & Planners, dated August 18, 1976, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-T at page 81, 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 point being 464.6 feet southwest of the intersection of U. S. Highway 29 and E. Lee Road and running thence S. 47-00 E. 153.4 feet to a spike on an easement; thence with the easement S. 43-00 W. 17.3 feet to an iron pin; thence continuing with the easement S. 12-20 E. 96.17 feet to an iron pin; thence continuing with the easement S. 47-00 E. 21 feet to an iron pin; thence S. 12-20 E. 5.3 feet to an iron pin; thence N. 47-00 W. 257.9 feet to an iron pin on the southern side of U. S. 29; thence with U. S. 29, N. 43-00 E. 75 feet to an iron pin; the point of beginning.

ALSO conveyed as a separate and severable conveyance (for the mutual benefit of all of the property touching the below described easement) as to the above described parcel of land, 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 now or formerly owned by The Middleton Group, A General Partnership and is perpetual, non-exclusive, 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 Group Two, A General Partnership as prepared by Aaron M. Thompson dated April 17, 1975 and revised July, 1975, and recorded in the R.M.C Office for Greenville County in Plat Book 5-J at page 37. This easement is also shown on Plat recorded in Plat Book 5-T at page 81 and in Plat Book 5-T at page 82, and according to said plat, having the following metes and bounds to wit:

P15.9-1-31.3
-271-OUT OF P15.9-1-31.2

BEGINNING AT A POINT on the southern side of Wade Hampton Boulevard, said point being 369.6 feet southwest of the intersection of Wade Hampton Boulevard and East Lee Road; thence S. 47-00 E. 173.4 feet to a point; thence S. 43-00 W. 95.5 feet to a point; thence S. 12-20 W., 98 feet to a point; thence S. 43-00 W. 16 feet to a point; thence N. 47-00 W., 21 feet to a point; thence N. 12-20 W. 95 feet to a point; thence N. 43-00 E. 90 feet to a point; thence N. 47-00 W. 153 feet to a point on the southern side of Wade Hampton Boulevard; thence with Wade Hampton Boulevard, N. 43-00 E. 24 feet to the point of beginning.

This transfer is made with the grantee assuming the mortgage to Bankers Trust of South Carolina, recorded in Mortgage Book 1314 at page 763 in the R.M.C. Office for Greenville County.

The undersigned are all of the partners of Group, II, A General Partnership.

This is the same property conveyed to the Grantor herein by deed of The Middleton Group, A General Partnership, by deed Recorded October 8, 1976, in Deed Book 1044, at page 260.

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