

DO NOT FILE

prepared by the offices of CARROLL & PHILPOFF, Attorneys at Law 123 Broadus Avenue, Greenville, S. C.

GREENVILLE S.C.
FILED
OCT 31 11 14 AM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1114 PAGE 633

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, W. L. Crane Jr.,

in consideration of Twelve Thousand Five Hundred and no/100----- (\$12,500.00)----- 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 William S. Bynum and Doris C. Bynum, their heirs and assings forever:

ALL that certain piece, parcel or lot of land lying and being on the south-eastern side of Saluda River, County and State aforesaid, being designated as Lot No. 48 on a plat entitled "Map No. 2, Greenville Motor Boat Club, Inc.," made by Dalton & Neves, June 1953, and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "FF", pages 90 and 91, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Club Circle, which pin is also the joint front conrer of Lots Nos. 47 and 48; thence along the common line of said lots N. 42-02 W., 92 feet to an iron pin on the bank of Saluda River; thence along the southeasterly bank of Saluda River, S. 35-06 W., 100 feet to an iron pin; thence S. 42-02 E., 113 feet to an iron pin on the northwesterly side of Club Circle; thence along the northwesterly side of Club Circle, N. 23-38 E., 107 feet to an iron pin, the point of beginning.

- 13 - 305 - B4.4 - 1 - 67

For derivation of title, see deed from J. H. Collins, Jr., dated September 27, 1965, recorded October 6, 1975, in Deed Book 783 at page 472, and deed from Lois M. Crane, dated December 3, 1975, and recorded December 3, 1975, in Deed Book 1028 at page 70.

ALSO:

An easement or right-of-way, ten feet wide, over and along Grantor's property situate on the northwesterly side of Club Circle, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "KKK", Page 64, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northwesterly side of Club Circle at the joint front corner of Grantor's property shown on the above mentioned plat and other property of Grantor recently purchased from Caruthers and running thence with the common line of said lots, N. 55-40 W., 154 feet, more or less, to a point in line of lot 48, Grantee's property; thence with the line of lot 48- N. 23-38 E., 10 feet to a point; thence S. 55-40 E., 155 feet, more or less, to a point on the northwesterly side of Club Circle; thence with said Circle, S. 29-41 W., 10 feet to the point of beginning.

1 OCTO 31 1979 1034 It is understood and agreed that this easement or right of way is granted to Grantee, his heirs and assigns, for the purpose of ingress and egress from his property to Club Circle and that from time to time, at his own cost and expense, he will repair and maintain and keep repaired in a proper and workman-like manner, the easement or right-of-way herein granted.

1 OCTO 31 1979 1034 It is further understood and agreed that Grantor's predecessor in title reserved unto himself, his heirs and assigns, the right to use the easement or right-of-way herein granted for the purpose of ingress and egress to his property.

1 OCTO 31 1979 1034 For derivation of Title, see Deed from C. J. Bull to Luther Crane, Jr., dated July 19, 1966, recorded July 22, 1966, in Deed Book 802, at page 463.

Grantee's mailing address is: Route 1 White Horse Rd 29611

GCTO --- 1 OCT 31 79 1034

4.00CI

STATE OF SOUTH CAROLINA
RECORDS & DEEDS DIVISION
DOCUMENTARY
FEE \$28.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
OCT 31 79
\$13.75

4328 RV-2

990