

State of South Carolina, S. C.
Greenville County

Know all Men by these presents, That William Henry Riordan

in the State aforesaid, in consideration of the sum of
One Hundred Ten Thousand and No/100----- Dollars
to him paid by College Properties, Inc.

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 College Properties, Inc., its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville on the southeastern side of Rutherford Road containing 7.73 acres as shown on plat entitled "Property of College Properties, Inc." prepared by Dalton & Neves Co., Engineers dated July, 1981 being recorded in the RMC Office for Greenville County in Plat Book S-Q at Page 64 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Rutherford Road at the corner of property now or formerly owned by Mary T. Jenkins and running thence S. 70-19 E. 258.48 feet to an old iron pin; thence S. 70-18 E. 130.96 feet to an old iron pin; thence S. 71-50 E. 153.73 feet to an old iron pin at the rear of the White Oak Subdivision property; thence S. 7-07 E. 444.7 feet to an iron pin; thence continuing S. 7-07 E. 162.5 feet to an iron pin in a Duke Power Co. right of way at the rear of Stone Lake Heights Subdivision Section III and running thence N. 71-18 W. 403.6 feet to an old iron pin; thence N. 71-19 W. 254.90 feet to an old iron pin; thence N. 71-16 W. 111.3 feet to an iron pin at the corner of other property belonging to the Grantor; thence with his line N. 35-16 E. 405 feet to an iron pin; thence N. 65-40 W. 216.53 feet to an iron pin on the southeastern side of Rutherford Road; thence with said road the following courses and distances: N. 36-59 E. 49.85 feet; N. 40-21 E. 49.91 feet and N. 48-39 E. 56.13 feet to an old iron pin, the point of beginning. This conveyance is made subject to a 25 foot water line right of way and a Duke Power Co. right of way over that portion of the subject property as appears on the above mentioned plat and this conveyance is further subject to such other easements or restrictions that may appear of record.

Grantor further conveys to Grantee, its successors and assigns forever, a 25 foot wide utility easement which is shown on the above mentioned plat and runs from the subject property to Rutherford Road. This easement is for the installation, repair, improvement, replacement and maintenance of all types of utilities needed to service the subject property, including sewer, storm drains, water, electricity, gas, and telephone lines. Said easement may also be utilized for drainage as may be necessary in the development of the subject property. The right is given to the Grantee, its successors and assigns, to go onto the easement property from time to time for the purpose of constructing and maintaining said utility lines. This easement is intended to be perpetual, continuing, exclusive and is an easement appurtenant. It is also a covenant running with the land. Said easement as appears on the above mentioned plat is described as follows: 275-9-2.3

BEGINNING at an iron pin on the southeastern side of Rutherford Road at the rear corner of Lot No. 27 and running thence with Rutherford Road N. 36-23 E. 26.23 feet to a point; thence S. 71-16 E. 229.97 feet to a point; thence S. 35-16 W. 26.08 Feet to an iron pin; thence N. 71-16 W. 230.5 feet to an iron pin on the southeastern side of Rutherford Road at the point of beginning.

400 & 31201801

GREENVILLE COUNTY
RECORDS & CLERK
12100

0408

4328 RV-2