

(continued)

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the Grantor herein by deed of James H. Tripp dated August 4, 1975, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1022, at Page 451, on August 7, 1975.

TOGETHER WITH a perpetual right-of-way and/or non-exclusive easement for ingress and egress across the following described property: ALL that certain piece, parcel or strip of land, situate, lying and being on the Southern side of S. Fairfield Road, in the County of Greenville, State of South Carolina, being shown and designated as 36' Road on plat entitled Survey for Jerry K. Cooper, dated March 11, 1982, prepared by Freeland & Associates, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-2

(continued below)

HORTON, DR. WYD, HAGINS, WARD & JOHNSON, P. A.  
 Post Office Box 10347  
 Greenville, South Carolina 29603  
 JUN 14 1982  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

STEPHEN G. TRIPP

TO

JERRY K. COOPER

*Plat 7- Box 91  
 Freeland, S.C. 29673*

**Title to Real Estate**

I hereby certify that the within Deed has been this 14th  
 day of JUNE 1982  
 at 3:29 P. M. recorded in Book 1168 of  
 Deeds, page 569

Register of Means Conveyance Greenville County

I hereby certify that the within Deed has been this  
 day of \_\_\_\_\_ recorded in Book \_\_\_\_\_ page \_\_\_\_\_

Auditor \_\_\_\_\_ County \_\_\_\_\_

Horton, Drawdy, Hagins,  
 Ward & Johnson, P.A.  
 307 PITTORU STREET  
 P. O. BOX 10167 F.S.  
 GREENVILLE, SOUTH CAROLINA 29603

3.25 Acs also 1.75 Acs Also strip  
 S. Fairfield Rd. also strip

(continued)

at Page 85, and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin on the Southern side of S. Fairfield Road at the corner of the premises herein described and running thence, S. 15-05 W. 607.08 feet to a point in the line of property now or formerly of Stephen Tripp; thence with the line of property now or formerly of Stephen Tripp, S. 77-40 W. 28.17 feet to a point at the corner of the premises herein described; thence N. 15-05 E. 626.39 feet to an iron pin on the Southern side of S. Fairfield Road; thence with the Southern side of S. Fairfield Road, S. 73-55 E. 36.0 feet to an iron pin, the point of beginning. ALSO: ALL that certain piece, parcel or strip of land, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as 25' Easement Appurtenant on plat entitled Survey for Jerry K. Cooper, dated March 11, 1982, prepared by Freeland & Associates, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8-2, at Page 85, and having, according to said plat, the following metes and bounds: BEGINNING at an iron pin at the corner of 3.25 acre tract and the property herein described and running thence, S. 85-09 E. 25.0 feet to a point at the corner of the property herein described and property now or formerly of Stephen Tripp; thence with the joint line thereof, the following courses and distances: N. 4-51 E. 492.49 feet to a point; thence N. 78-18 E. 234.57 feet to a point; thence N. 15-05 E. 28.36 feet to point in the line of 36' Road; thence S. 78-18 W. 237.84 feet to a point; thence S. 4-51 W. 236.91 feet to an iron pin at the corner of 3.25 acres tract; thence S. 4-51 W. 274.2 feet to an iron pin, the point of beginning.

This conveyance is subject to that certain Private Drive Maintenance Agreement by and between Stephen G. Tripp, his heirs and assigns forever, and Jerry K. Cooper, his heirs and assigns forever, dated June 4, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1168, at Page 565.

RECORDED JUN 14 1982

at 3:29 P.M.

27971

0579

4328 RV-2