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in consideration of Eighteen Thousand and No/100 (\$18,000.00)^----- 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

Carolina Christian Broadcasting, Inc., its successors and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being known and designated as Lot 7 of Mountain Ridge Industrial Park and having the following metes and Mounts according to a plat thereof prepared by James Ralph Freeland, R.L.S., dated May 5, 1976, recorded in the R. M. C. Office for Greenville County in Plat Book 5S at page 89:

BEGINNING at an iron pin on the western side of a 500 toot wide right of way easement at the joint front corner of Lots 7 and 6, said iron hin lying N. 17-35 E., 140 feet, more or less from the northwestern corner of the intersection of said right of way and Rutherford Road; thence with the line of Lot 6, N. 72\25 V., 176 feet to an iron pin; thence, N. 17-35 E., 200 feet to an iron pin; thence, S. 12-25 E., 176 feet to an iron pin on the western side of the aforesaid 50 foot wide right of way easement; thence with the western side of said 50 foot wide right of vay easement, S. 17-35 W., 200 feet to the point of beginning.

Together with an easement 50 feet in width, as shown on the aforementioned recorded plat, extending from the northeastern corner of the shove described lot to the northern side of the right of way of Rutherford Road (Old U. \$\cdot 29\). It is the intent of the Grantor and the Grantee herein that said easement is and shall be a non-exclusive, perpetual and freely transferable, transmissible, assignable, alienable easement in gross for commercial purposes which shall run with the above described property.

Grantor agrees to pay 1976 property taxes. -276-729.4-1-34.3-70.81Ac.



together with all and singular the rights, members, hereditaments and appurtenance to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee's), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantee's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

son whomsoever lawfully claiming or to claim the same or any part	e grantee(s). and the grantee (s) heirs or successors and against every per- thereof.
WITNESS the grantor's(s') hand(s) and seal(s) this 28th day of	May ,19 76
SIGNED, sealed and delivered in the presence of:	RI. D. GARRETT (SEAL)
K. Kinard Johnson Jr.	(SEAL)
Kache Hugher	(SEAL)
7	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned vittees and made outh that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within wirtlest deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof. SWORN to before me this 28th day of May 19 16 Reference of the country of the country Public for South Carolina. My commission expires 8-14-79	
SWORN to before me this 28th day of May R. Linas Johnson, J. (SEANOTARY Public for South Carolina.	19 76

GIVEN under my hand and seal this

28th day of May

19 76

(SE 11)

K. Kmard Johnson J. (SEAL)
Notary Public for South Carolina.

My commission expires 8-14-79

RECORDED this

MAY 28 1976 19

4131 P.M., No.

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