

State of South Carolina,

County of Greenville



KNOW ALL MEN BY THESE PRESENTS That S. & M. Real Estate Co., Inc. a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of *****Seven Thousand and No/100 *****

(\$7,000.00) * * * * * dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

~~JAMES P. MOORE~~ JOHN F. CHANDLER, his heirs and assigns forever,

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, located on East North Street and being shown on plat of property of John F. Chandler, et al made by Dalton & Neves in May 1952 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on East North Street at corner of property of Grantor and that now or formerly of Moore; running thence along East North Street, North 76-0 East 35.66 feet to an iron pin; running thence South 16-07 East 184.7 feet to a 15-foot alley; thence South 76-0 West 20 feet to an iron pin; running thence along Cothran line, North 16-07 West 59.7 feet to an iron pin; running thence South 76-0 West 15.66 feet; running thence along Moore line, North 16-07 West 125 feet to an iron pin, the beginning corner.

The above described lot is shown as the Eastern portion of Lot 2, Block 5, on a plat of Boyce Addition, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book ZZ at pages 934 and 935.

The grantor herein is the owner of the lot fronting on the South side of East North Street lying West of and adjacent to the above described property and said grantor hereby reserves to itself, its successors and assigns the right and privilege to use and enjoy jointly with the grantee herein, his agents, tenants, heirs and assigns, as a means of ingress and egress to and from the said lot, an easement in, over and through the following described portion of the property herein conveyed:

BEGINNING at an iron pin on the North side of a 15 foot alley at the joint rear corner of Lots 2 and 3 of Block 5, and running thence along the line of Lot 3, N. 16-07 W. 84.7 feet to an iron pin; thence S. 76-0 W. 35.66 feet to an iron pin in line of property of grantor; thence along line of grantor's lot, S. 16-07 E. 25 feet to an iron pin; thence N. 76-0 E. 15.66 feet to an iron pin; thence S. 16-07 E. 59.7 feet to an iron pin on the North side of a 15 foot alley; thence along the North side of said alley, N. 76-0 E. 20 feet to the beginning corner.

The parties hereto deem the easement hereinabove reserved by the grantor to be essential and necessary to the property enjoyment and use of the property retained by the grantor and hereby declare it to be and intend that said easement shall be appurtenant to the land.

The grantee herein agrees to pay taxes for the year 1952.

For Release See Deed Book 458 Page 121