

Address of Grantee: Route 2 Landrum, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }
GREENVILLE }

NOV 22 1 44 PM '76
JOHN E. DANA, CLERK
R.M.C.

NOV 1044 PAGE 993

KNOW ALL MEN BY THESE PRESENTS, that We, WILLIAM E. BRANYON and MARY RUTH BRANYON,

in consideration of Ten and No/100 (\$10.00)----- 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 ROGER J. HART and MILDRED S. HART, their heirs and assigns forever:

A non-exclusive, perpetual right-of-way and easement in, over and upon a certain roadway, which said roadway intersects with S. C. Highway No. 14 and extends from said intersection in a western direction as shown on a plat of survey for Roger J. Hart and Mildred S. Hart by Robert R. Spearman, Registered Surveyor, dated June 28, 1976, and recorded in Plat Book 5-U, Page 82, R.M.C. Office for Greenville County, South Carolina. Said non-exclusive, perpetual right-of-way and easement is more particularly described with reference to said plat of survey as being 50 feet in width and extending 25 feet on each side of a center line, said center line having the following calls and distances: Commencing at the intersection of S. C. Highway No. 14 and the non-exclusive, perpetual right-of-way and easement hereby granted, thence N. 68-00 W. 119.9 feet to a point, thence N. 58-50 W. 90.6 feet to a point, thence N. 54-17 W. 83.4 feet, thence N. 75-34 W. 49.05 feet to a point, thence S. 89-27 W. 138.8 feet to a point, and thence S. 89-27 W. 127.5 feet to a point.

The non-exclusive, perpetual right-of-way and easement hereby granted extends over a portion of a 239.5 acre tract conveyed by Ernest B. Kellogg and Helen H. Kellogg to the grantors herein by deed dated July 6, 1976, and recorded July 8, 1976, R.M.C. Office for Greenville County, South Carolina, a 5.0 acre tract thereof having been subsequently conveyed by the grantors herein to the grantees herein by deed dated July 6, 1976, and recorded July 8, 1976, in Deed Book 1039, Page 299, said R.M.C. Office.

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NOTED

together with all and singular the rights, members, hereditaments and appurtenances 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 grantor'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 assigns against the grantor(s) and the grantor's(s) heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s) hand(s) and seal(s) this October 8, 19 76.

SIGNED, sealed and delivered in the presence of:

Ozelle M. Gibson
Thomas H. Phillips

William E. Branyon (SEAL)
William E. Branyon

Mary Ruth Branyon (SEAL)
Mary Ruth Branyon

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this October 8, 19 76.

Thomas H. Phillips (SEAL)
Notary Public for South Carolina.

Ozelle M. Gibson

My commission expires 8-31-83

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this October 8, 19 76.

Thomas H. Phillips (SEAL)
Notary Public for South Carolina.

Mary Ruth Branyon
Mary Ruth Branyon

My commission expires 8-31-83

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