

2718 Wade Hampton Boulevard
Greenville, S. C.
OFFICE OF REAL ESTATE - Offices of William B. James, Attorney at Law, 119 W. Main St., Greenville, S. C. 29601

FILED
GREENVILLE, S. C.
MAR 2 10 59 AM '79
CORNE S. TANKERSLEY
J. N. C.

1089-650

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Group III, A General Partnership

in consideration of Fifty Two Thousand Two Hundred Ninety Four and 11/100 (52,294.11) Dollars,
and assumption of the mortgage indebtedness hereinbelow set forth
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and
release unto

Richard L. Crain and Geraldine P. Crain, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in Greenville County, South Carolina, on the southern side of U. S. Highway 29, being shown as the southwestern portion of Tract "C" on plat prepared for the Middleton Group by Piedmont Engineers, Architects & Planners, dated August 18, 1976, and recorded in the R, H, C, Office for Greenville County in Plat Book 5-T at page 81, and according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of U. S. Highway 29, said point being 464.6 feet southwest of the intersection of U. S. Highway 29 and E. Lee Road and running thence S. 47-00 E. 153.4 feet to a spike on an easement; thence with the easement S. 43-00 W. 17.3 feet to an iron pin; thence continuing with the easement S. 12-20 E. 96.17 feet to an iron pin, thence continuing with the easement S. 47-00 E. 21 feet to an iron pin, thence S. 12-20 E. 5.3 feet to an iron pin; thence N. 47-00 W. 257.9 feet to an iron pin on the southern side of U. S. 29; thence with U. S. 29, N. 43-00 E. 75 feet to an iron pin; the point of beginning.

-271-P15.9-1-31.3

Also conveyed as a separate and severable conveyance (for the mutual benefit of all of the property touching the below described easement) as to the above described parcel of land, an easement of ingress, egress and regress from time to time by foot or vehicular traffic over a 24 foot strip of property; said strip of land being more particularly described below. Said easement is for the mutual benefit of all property now or formerly owned by The Middleton Group, A General Partnership and is perpetual, non-exclusive, appendant appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the conveyed premises and the other property of the grantor which abuts said easement and shall be transmissible by deed or otherwise upon

(SEE OTHER SIDE)

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 heirs, successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's heirs, successors and assigns against the grantor(s) and the grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 28th day of March 1979.

SIGNED, sealed and delivered in the presence of

James B. Ross

William B. James

William B. James

William B. James

GROUP III, A GENERAL PARTNERSHIP

By: [Signature] (SEAL)

By: [Signature] (SEAL)

By: [Signature] (SEAL)

By: [Signature] (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 act and deed deliver the within deed and that s/he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of March 1979

[Signature] (SEAL)

Notary Public for South Carolina
My commission expires _____

James B. Ross

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

NOT NECESSARY
PARTNERSHIP DEED

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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's heirs, 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 _____ day of _____ 19 _____

[Signature] (SEAL)

Notary Public for South Carolina
My commission expires _____

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

(CONTINUED ON NEXT PAGE)

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