

prepared by the offices of G. Henry Phipps, Jr., 115 Broadus Avenue, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

10. S. C.
SEP 24 '81
W. C. WATERSLEY

114-086

KNOW ALL MEN BY THESE PRESENTS, that The South Carolina National Bank, as Executor and Trustee under the Will of Dr. T. E. Coleman

in consideration of Three hundred fifty-one thousand five hundred (\$351,500.00) - - - - - 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 T. WALTER BRASHIER, his heirs and assigns forever, subject, however, to the reservations set forth below:

ALL that certain piece, parcel, or tract of land, situate, lying and being in Greenville County, South Carolina, containing 131.4 acres, said tract is shown on a Plat entitled "Survey for T. Walter Brashier" as being divided into a 115.6 acre tract, a 14.8 acre tract, and a 1.0 acre tract. (NOTE: The 2.6 acre tract as shown on said survey is specifically excluded from this conveyance.) Said survey was prepared by William and Plumlee, Inc., Engineering and Land Surveying, dated March 31, 1981, recorded in the RMC Office for Greenville County in Plat Book 8-N, at Page 18, and having, according to said Plat, the following metes and bounds:

BEGINNING at a spike at the intersection of U. S. Hwy. 25 and Coleman Road, and running thence with the Right of Way of U.S. Hwy. 25, S 26-38 W, 942.4 feet to an iron pin; thence N 59-30 W, 557.5 feet to an iron pin; thence N 30-45 E, 290.4 feet to an iron pin; thence S 58-13 W, 500 feet to an iron pin; thence N 31-14 W, 870.4 feet to an iron pin; thence N 60-39 W, 427 feet to an iron pin; thence N 60-56 W, 231.8 feet to an iron pin; thence S 42-00 W, 842.5 feet to a nail and cap in the center of Tubbs Mountain Road; thence with the center of said Road, N 10-27 W, 706.4 feet to a nail and cap; thence continuing with the center of said Road, N 14-05 W, 230.1 feet to a nail and cap; thence continuing with the center of said Road, N 16-52 W, 199.9 feet to a nail and cap; thence continuing with the center of said Road, N 18-59 W, 99.9 feet to a nail and cap; thence N 69-27 E, 363.3 feet to an iron pin; thence N 50-49 E, 687 feet through an iron pin on the eastern side of Enoree River to a point in the center of Enoree River; thence with the center of said River; thence with the center of said River, N 56-07 E, 478.7 feet to a point in the center of said River; thence N 49-14 E, 221.7 feet to a point in the center of said River; thence N 48-57 E, 506.7 feet to a point under the bridge in the center of said River; thence continuing with the center of said River, N 66-26 E, 1,297.4 feet to a point in the center of said River; thence leaving said River, S 39-58 W, 335 feet to an iron pin; thence S 05-13 W, 1,890.2 feet to an iron pin; thence S 61-04 E, 547.2 feet to an iron pin in Coleman Road; thence with Coleman Road, S 04-08 W, 185.5 feet to a nail and cap in the center of said Road; thence S 08-37 W, 259 feet to a spike, the point of beginning.

LESS HOWEVER, the 2.6 acre tract as is shown on the survey referred to above. Reference is made to Plat Book 8-N, at Page 18, for a metes and bounds description.

HOWEVER, SAVING, EXCEPTING and RESERVING unto the Grantor, its successors and assigns, an easement for ingress and egress from time to time by foot or vehicular traffic and for utility purposes over the 50 foot wide strip of land extending from U. S. Hwy. 25 to the 2.6 acre tract of land as is shown on the survey referred to above. Said easement is for the mutual enjoyment of this 2.6 acre tract of land and the other real property shown on the survey referred to above and is necessary for the enjoyment and use of the 2.6 acre parcel of land. Said easement shall continue for the period of time the Grantor, its successors and assigns, holds a life estate interest in the 2.6 acre tract and is an appendant appurtenant easement transferable by deed or otherwise upon any conveyance or transfer of this property. Once the life estate interest of the Grantor is extinguished, the easement shall terminate. The said 50 foot strip is conveyed subject to the condition that no structure nor improvement of any kind other than the usual and normal roadway paving and utility usage which does not unduly interfere with ingress and egress shall be erected or placed thereon, nor shall Grantor or Grantee, their successors, heirs or assigns, use said strip for any purpose inconsistent with those rights and purposes hereinabove set out.

NOTED --- 1 AP 21 81 282

8-(366)-503.3-1-13.2 60.4 AC
out of (366)-503.3-1-13.1
8-(367)-503.1-1-13 20.0 AC

1060

4328 RV.2