

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever.

AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantor expressly reserves unto itself and its successors and assigns, a perpetual, non-exclusive easement for access, ingress and egress and installation and maintenance of utilities over, across, under and through the following described portion of the above described premises:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, containing 0.29 acres according to a plat entitled "Orchard Park", prepared by R. B. Bruce, Surveyor, dated December 22, 1980, revised April 20, 1981, and recorded in the RMC Office for Greenville County in Plat Book 7X at page 99, and having according to said plat the following metes and bounds to-wit:

TO FIND THE POINT OF BEGINNING, commence at an iron pin on the northeastern side of the right of way of Interstate 385, which iron pin is located N. 46-53 W. 727.7 feet from an old iron pin and concrete monument at the corner of property of Pate (said point also being located a distance of 1,661.7 feet southeasterly along the right of way of Interstate 385 from the concrete right of way monument at the intersection of the northeasterly right of way of Interstate 385 and the easterly right of way of Haywood Road); run thence along the line of a tract containing 10.40 acres, N. 35-13 E. 246.5 feet to an iron pin at the corner of a tract containing 3.09 acres; run thence along the line of said property, N. 53-57 W. 269.23 feet to an iron pin AT THE TRUE POINT OF BEGINNING; FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence along the western line of the tract containing 3.09 acres, N. 36-03 E. 506.1 feet to an iron pin on the southwestern side of a Proposed Road to be named "Orchard Park Drive"; running thence with the southwestern side of Orchard Park Drive, N. 53-57 W. 25 feet to an iron pin at the corner of a tract containing 5.80 acres; running thence along the line of said tract, S. 36-03 W. 506.1 feet to a point; thence S. 53-57 E. 25 feet to the point of BEGINNING.

The easement herein reserved shall run with and burden the aforescribed easement premises and shall be for the benefit of that certain adjoining real property containing 3.09 acres and 5.80 acres owned by Grantor and shown on the above described plat.

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