

State of South Carolina,

Greenville County

GREENVILLE COUNTY, S. C.
 FILED
 SEP 30 3 55 PM '82
 DONNA S. HARRIS

VOL 1174 PAGE 856

Know all Men by these presents, That College Properties, Inc.

in the State aforesaid, in consideration of the sum of Ten and No/100-----
 (\$10.00)-----Dollars

to it paid by Chanticleer Real Estate, Inc.

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said CHANTICLEER REAL ESTATE, INC., its successors and assigns forever:

ALL that piece, parcel or of land situate, lying and being in the State of South Carolina, County of Greenville lying on the northeastern side of Chapman Road and containing 0.025 acres according to a plat entitled "Property Survey for College Properties, Inc." prepared by Arbor Engineering dated September 1, 1982 being recorded in the RMC Office for Greenville County in Plat Book 90 at Page 90 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Chapman Road at the corner of a 0.72 acre lot which is being simultaneously conveyed by the Grantor to the Grantee herein and running thence with the northeastern side of Chapman Road N. 67-00 W. 56.19 feet to a point; thence S. 76-11 E. a chord distance of 5 feet (the arc distance being 5 feet also); thence N. 11-12 E. 55.05 feet to a point on the western side of Club Forest Lane, a private road; thence with Club Forest Lane following the curvature thereof, the chord of which being S. 33-48 E. a chord distance of 70.71 feet (the arc distance being 78.54 feet) to an iron pin; thence S. 11-12 W. 16.3 feet to an iron pin on the northeastern side of Chapman Road, the point of beginning.

SUBJECT, HOWEVER, to the following EASEMENT appurtenant over the above described property which is hereby RESERVED AND RETAINED by the Grantor, its successors and assigns: Grantor reserves an easement over said property for the purpose of providing emergency ingress and egress from Chapman Road to Club Forest Lane in order that emergency vehicles and personnel such as fire trucks, police cars, ambulances and utility company vehicles might have emergency access to Club Forest Subdivision. Grantor, at its expense, shall erect a crashable barrier through which said emergency vehicles might go in cases of necessity. Otherwise, Grantor does not intend to have an entrance or regular access from Chapman Road to Club Forest Lane. Grantor reserves the right to grade, pave or otherwise maintain said strip but shall not be required to do so. It is understood that Grantor intends to subsequently transfer its easement rights hereunder in said strip to Club Forest Homeowners Association, Inc. which nonprofit corporation shall succeed to the rights and responsibilities of Grantor in said strip. Grantee and its successors agree not to use said strip in such a fashion that would prevent emergency vehicles from going through said strip in an emergency in reaching Club Forest Lane from Chapman Road. This easement shall be and is an easement appurtenant and shall be a Covenant running with the land.

Said property is a portion of the same conveyed to the Grantor by Grace F. Earle individually and as Trustee under the will of Frank H. Earle recorded in the RMC Office for Greenville County in Deed 1165 at Page 449.

14 (156) Pt. To = WG 1.4-1-1
 OUT OF = WG 1.3-1-1

The within property is conveyed subject to any rights of way for sewer, water, electric or other utilities as may appear of record, on any recorded plats or as may appear on the premises.

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