

The above described property is conveyed subject to a twenty (20') foot wide easement for a roadway running over and across a western portion of the above described property to serve as access from South Carolina Highway #978 (known locally as Tugalo Road) to the 12.54 acre tract now or formerly belonging to Wallace Glenn Duncan and Annie J. Duncan, recorded in Deed Book 1155 at Page 559 in the Office of the RMC for Greenville County; said right of way and easement being more particularly described by metes and bounds as follows: BEGINNING at an old iron pin, said point being the terminus of the third (3rd) call in the description of the 16.7 acre tract hereinabove described and herein conveyed and being the southwest corner of said tract and running thence with the western line of said tract North 10 degrees 34 minutes East 743.5 feet to an old iron pin; thence North 78degrees West 132 feet to an old iron pin in Duncan line; thence with Duncan line North 68 degrees 43 minutes East 54.7 feet to a point; thence South 78degrees East 105.6 feet to a point; thence South 10 degrees 34 minutes West 695.78 feet to a point; thence North 48 degrees East 115 feet to a point in the right of way for South Carolina Highway #978; thence South 42 degrees 02 minutes East 31 feet to a nail and cap at or near the center line of said highway; thence South 48 degrees West 188 feet to the point of BEGINNING, as said easement is shown and delineated on that certain plat entitled "Survey For Jack Pearson, near Gowansville, Greenville County, South Carolina", dated September 21, 1982, prepared by James V. Gregory, Registered Land Surveyor, reference to said plat being made in aid of this description.

Said easement to be used by Grantee, her heirs and assigns, together with all others having a like right to use the same.

This conveyance is made subject to any and all easements, rights of way, reservations, zoning ordinances, or protective or restrictive covenants that may appear of record or on the premises.

**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 said

MARY PHILLIPS COKER, her

Heirs and Assigns forever