

Property Description Continued:

BOOK 1589 PAGE 621

The Mortgagor also conveys to the Mortgagee, his heirs and assigns, an easement for ingress, egress and regress from time to time by foot or vehicular traffic over a 12 foot wide strip of property, which strip is more particularly described below. Said easement is for the benefit of the adjoining property of the Thomas H. Coker and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the adjoining property of the Grantee and to the convenient and property use thereof and is for a commercial purpose and shall be transmissible by deed or otherwise upon any conveyance or transfer of adjoining property of Thomas H. Coker. The said 12 foot wide strip is conveyed subject to the condition that no structure nor improvement of any kind other than usual and normal parking lot paving shall be erected or placed thereon, nor shall the Mortgagor, his heirs or assigns, use the said 12 foot wide strip for any purpose inconsistent with those rights reserved to Thomas H. Coker.

The 12 foot wide strip described in the immediately preceding paragraph is more particularly described as follows:

All that certain, piece, parcel or lot of land in Greenville County, South Carolina being shown as a 12 foot wide strip of land on plat of property of T. Walter Brashier prepared by Jones Engineering Service, dated June 4, 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book 5N at Page 122, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a private drive at the intersection with Wade Hampton Boulevard and running thence with the center of said private drive S. 37-08 E. 145.7 feet to an iron pin; thence S. 55-10 W. 12 feet to a point; thence N. 37-08 W. 145.7 feet to a point on the eastern side of the right of way of Wade Hampton Boulevard; thence with the right of way of said Boulevard, N. 52-30 E. 12 feet to the point of beginning.

Subject to an easement 12 feet wide as is more fully described in the deed to Thomas H. Coker which deed was given by T. Walter Brashier, dated November 26, 1975 and recorded November 26, 1975 in the R.M.C. Office for Greenville County in Deed Volume 1527 at Page 77.

PROPERTY DESCRIPTION CONTINUED

145327X
YARBOROUGH, MOORE & SMOCK
DEED BOOK 1589
Cozeman, Grayson & Co., Inc.
State of South Carolina,

COUNTY OF GREENVILLE

LAWRENCE E. MCNAIR

TO

LLOYD D. AUTEN

PHG 82-0798

MORTGAGE REAL ESTATE

I hereby certify that the within Real Estate Mortgage was filed for record in my office at 3:55 P.M. o'clock on the 20 day of Dec. 19 82, and was immediately entered upon the proper indexes and duly recorded in Book 1589 of Real Estate Mortgages, page 618

Subsidiary of Common Pleas and General Sessions for Greenville County, S. C.

RMG
\$68,893.26 .535 Acres
Wade Hampton Blvd. Also Strip
YARBOROUGH, MOORE & SMOCK
GREENVILLE, SOUTH CAROLINA

Property Description Continued:

This mortgage being second and junior in lien to that certain mortgage executed by Thomas H. Coker on the 26th day of November, 1975 in favor of First Federal Savings and Loan Association of Greenville, South Carolina and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1354 at Page 513; said mortgage being specifically assumed by Lawrence E. McNair by Deed dated January 18, 1978 from Thomas H. Coker to Lawrence E. McNair and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1072 at Page 272 on January 20, 1978.

This being the same property conveyed to Lawrence E. McNair by deed of Thomas H. Coker dated January 18, 1978 and recorded in the R.M.C. Office for Greenville County, South Carolina on January 20, 1978 in Deed Book 1072 at Page 272.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

Recorded December 20, 1982 at 3:55 P.M.

145327

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4328 RV-27