

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SEP 18 11 46 AM 1968

BOOK 852 PAGE 319

CLLIET FARRIS WORTH
R.M.C.

County Stamps Paid \$ 90.75
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that Honey Properties, Inc.

A Corporation chartered under the laws of the State of North Carolina and having a principal place of business at Charlotte, State of North Carolina, in consideration of Eighty-two Thousand, Five Hundred and no/100 - - - - - (\$82,500.00) - - - Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Hess Realty Corporation, its successors and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in Gantt Township, in the State and County aforesaid, on the western side of Augusta Road (U. S. Highway No. 25) as shown on plat of property of Hess Realty Corporation by Dalton & Neves, Engineers, dated August 26, 1968, recorded in the Office of the R.M.C. for Greenville County in Plat Book YYY at Page 135, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the southwest intersection of Augusta Road and a 25 foot asphalt paved road and running thence along the western edge of the right-of-way of Augusta Road, S. 0-44 W., 170 feet to a concrete monument on the western edge of the right-of-way of Augusta Road; thence continuing along the western edge of the right-of-way of Augusta Road, S. 3-40 E., 28.2 feet to an iron pin; thence S. 73-16 W., 149.1 feet to an iron pin along the eastern edge of the right-of-way on Frontage Road; thence along the eastern edge of the right-of-way of said Frontage Road, N. 10-31 W., 186.8 feet to an iron pin at the southeastern intersection of said Frontage Road and said 25 foot asphalt paved road; thence along the southern edge of said asphalt paved Road, N. 72-05 E., 186.3 feet to the beginning corner.

ALSO a non-exclusive easement for ingress and egress over the 25 foot asphalt paved road as shown on said plat.

The property conveyed herein is subject to an existing easement for ingress and egress over the trapezoidal portion at the corner of the property as outlined on said plat heretofore granted to Shell Oil Company by leases recorded in the Office of the R.M.C. for Greenville County in Deed Book 746 at Page 317 and Deed Book 758 at Page 256.

Grantor reserves to itself and its successors and assigns an easement at the northwest corner of the property described hereinabove fronting along the southern edge of said 25 foot asphalt paved road running east from the southeast intersection of said road and the Frontage Road 8 feet and having a depth of two feet, grantor to erect no sign exceeding 8 feet in height.

The property conveyed herein is a portion of the property conveyed to grantor by deed of Sans Souci Housing, Inc., dated November 14, 1967, recorded in the Office of the R.M.C. for Greenville County in Deed Book 832 at Page 577 and deed of Mrs. Sara Stewart Adams dated November 14, 1967, recorded in Deed Book 832 at Page 555.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 18th day of September 1968

SIGNED, sealed and delivered in the presence of:

HONEY PROPERTIES, INC. (SEAL)
A Corporation
By: Walter Dean
President
Frankie H. Little
Secretary

STATE OF ~~SOUTH~~ NORTH CAROLINA }
COUNTY OF ~~GREENVILLE~~ GREENVILLE }
Mecklenburg

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of September 1968

William H. Alfred (SEAL)
Notary Public for South Carolina. My Comm. Exp. 4-24-69

R.P. Johnson

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

(Continued on next page)

159-369-1-22