

54 1/2 Stamp
2000-2001

prepared by the offices of L. HENRY PHILPOT, Jr., 115 Broadus Avenue Attorney at Law

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC'D
S. C.
75 PM '81
MERSLEY

BOOK 1159 PAGE 621

KNOW ALL MEN BY THESE PRESENTS, that Wyman H. McCrary, Jr., and Roger K. McCrary,
as Co-Executors of the Estate of Wyman H.
McCrary, Sr., Deceased, and Individually

in consideration of TWENTY-ONE THOUSAND (\$21,000.00) _____ Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto
Laura McCrary Mills, her heirs and assigns, forever:

-13-(308)-B4.3-1-14.4
DUE B4.3-1-14

ALL that certain piece, parcel, or tract of land, situate, lying and being in Greenville County, South Carolina, being a Portion of TERRE BONNE, Section 2, containing 1.704 acres, as shown on a plat entitled "Survey for WYMAN H. McCRARY ESTATE, prepared by Piedmont Engineers, dated November 16, 1981, recorded in the RMC Office for Greenville County in Plat Book S-X, at Page 17. Reference to said Plat is hereby made for the complete metes and bounds description.

ALSO

A temporary Right of Way easement for ingress and egress to the above property over that certain roadway as described below. Said easement is for the mutual enjoyment of all adjoining property presently owned by Grantor and the property hereby conveyed to the Grantee, and is a temporary non-exclusive appendant, appurtenant easement which shall run with the land until the dedication of the proposed subdivision street located on the below described property, at which time this temporary Right of Way easement shall cease, and the Grantee shall use the subdivision streets so dedicated. The said road is conveyed subject to the condition that no structure or improvement of any kind other than usual and normal roadway paving, improvements, utility installation and usage which does not unduly interfere with ingress and egress shall be erected or placed thereon, nor shall the Grantee, her successors or assigns, use said strip for any purpose inconsistent with those rights and purposes hereinabove set out.

TEMPORARY RIGHT OF WAY EASEMENT:

ALL that certain street or roadway, designated as LE BEAU LANE, containing 0.769 acres, situate, lying and being in Greenville County, South Carolina, being shown and designated as a Portion of TERRE BONNE, Section 2, on a Plat entitled "Survey for WYMAN H. McCRARY ESTATE, dated November 16, 1981, recorded in the RMC Office for Greenville County in Plat Book S-X, at Page 17. Reference to said Plat is hereby made for the complete metes and bounds description.

The Grantee herein, recognizing the intention of Grantor to subdivide the property herein conveyed, agrees to subject the lots of property conveyed to the Grantee to reasonable building restrictions for the mutual benefit of Grantee and Grantor, their successors and assigns. In no event shall the restrictions preclude Grantee from the present residential use of the property conveyed herein. Grantee agrees to sign and execute the necessary documents to enable the properties sold to be subdivided in accordance with existing planning and zoning regulations.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations and other matters as may appear of record, on the recorded Plats, or on the premises.

This deed is given pursuant to authority vested in Grantor as Co-Executors of the Last Will and Testament of Wyman H. McCrary, Sr. See Apt. 354, File 17, Probate Court for Greenville County.

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GREENVILLE COUNTY
DOCUMENTARY
STATE
RECORDED

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
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PB. DEC 17 '81
1981 23.10

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