

All that certain piece, parcel or lot of land containing 1.12 acres, more or less, situate, lying and being on the SW side of US Highway 276 (Laurens Rd.) in the city of Greenville, County of Greenville, state of South Carolina, and having according to plat entitled "Survey for Crown Inns of America Inc.," dated 11/21/72, prepared by Carolina Engineering and Surveying Co., the following metes and bounds:

Beginning at an iron pin on the SW side of US Hwy 276 (Laurens Rd.) at the joint corner of the premises herein described and property now were formerly of Crown Inns of America, Inc., running thence with the line of property now or formerly of Crown Inns of America, Inc., south 59 degrees, 6 minutes west, 130 feet to an iron pin; thence south 15 degrees, 50 minutes east, 110 feet to an iron pin in the line of property now or formerly of Esso, south 74 degrees 9 minutes west, 70 feet to an iron pin in the line of property now or formerly of Crown Inns of America, Inc., thence with the line of property now or formerly of Crown Inns of America, Inc., north 26 degrees, 56 minutes west, 296.1 feet to an iron pin in the line of property now or formerly of Griffin, et. al; thence with the line of property now or formerly of Griffin, et. al; north 67 degrees 58 minutes east 210 feet to an iron pin on the SW side of US Hwy 276 (Laurens Rd.); thence with the SW side of US Hwy 276 (Laurens Rd.) the following courses and distances: South 30 degrees 0 minutes east, 100 feet to an iron pin; south 30 degrees 46 minutes east, 75 feet to the point of beginning.

Reserving therefrom, however, onto the Grantor its successors and assigns, the following described parcel thereof:

All that certain piece, parcel or strip of land situate, lying and being on the SW side of US Hwy 276 (Laurens Rd.) in the city of Greenville, county of Greenville, state of South Carolina and having according to plat entitled quotations "Survey for Crown Inns of America Inc.," dated 11/21/72, prepared by Carolina Engineering and Surveying Co., the following metes and bounds: Beginning at an iron pin on the SW side of US Hwy 276 (Laurens Rd.) said iron pin being north 30 degrees, 46 minutes west, 25 feet from the point of beginning of the property herein above described, and running thence south 59 degrees 6 minutes west, 218.3 feet to an iron pin in the line of property now or formerly of Crown Inns of America Inc., thence with a line of property now or formerly of Crown Inns of America Inc., north 26 degrees 56 minutes west, 30 feet to an iron pin, thence north 59 degrees 6 minutes east, 216.4 feet to an iron pin on the SW side of US Hwy 276 (Laurens Rd.) thence with the SW side of US Hwy 276 (Laurens Rd.) south 30 degrees 46 minutes east, 30 feet to the point of beginning.

Subject, however to the right of way and easement for ingress and egress forever hereby granted onto the Grantee, its successors and assigns, over and across the said last described 30 feet wide excepted portion for purposes of ingress, egress and regress from US Hwy 276 (Laurens Rd.) through the property of the Grantor herein