

JAN 30 10 39 AM '70

TITLE TO REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that I, O. B. Godfrey

in consideration of -----Ten and No/100 (\$10.00)----- 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 James Williams and Eula Godfrey Williams, their heirs and assigns, forever, and Lane Apartments, Inc., its successors and assigns, forever;

The grantor herein does hereby grant, sell and convey unto the grantees herein, their heirs, successors and assigns, an easement in and the right to use as means of ingress and egress all that certain tract of land described on a plat entitled Multiple Duplex Housing for O. B. Godfrey near Greenville, S. C., made by Carolina Engineering & Surveying Co., January 14, 1970, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book UUU, at Page 143, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of East North Street Extension (Old Spartanburg Road) S. 80-39 W. 122.7 feet from the joint front corner of Tracts 1 and 2, and running thence S. 80-39 W. 27.1 feet to an iron pin, corner of Tract 3; thence along the line of Tract 3 N. 13.30 E. 174.7 feet to an iron pin in line of Tract 4, rear corner of Tract 3; thence running N. 57-47 E. 35.7 feet to an iron pin in line of Tract 4, rear corner of Tract 2; thence along the common line of Tract 2 S. 13-30 W. 188.8 feet to an iron pin on the northern side of East North Street Extension (Old Spartanburg Road), the point of beginning.

The perpetual easement herein granted shall run with the said tract and the title thereto and be binding upon the grantors, their heirs and assigns and any person who shall hereafter acquire title to said tract.

It is distinctly agreed and understood, however, that the easement thus granted is not an exclusive easement but is subject to the equal right on the part of the grantor herein, his heirs, executors, administrators and assigns of ingress and egress over and upon the same property, which right is hereby expressly reserved. The purpose and intention of the easement hereby granted is that henceforth the parties hereto, their respective heirs, executors, administrators, successors and assigns shall have equal rights of ingress and egress over and upon the property hereinabove described.

The grantee, Lane Apartments, Inc., hereby covenants and agrees by the acceptance, use and enjoyment of this grant to maintain and keep repaired in a proper, substantial and workmanlike manner the said tract for purposes of passing in and over the property hereinabove-described and to keep said property in reasonably good condition for purposes of ingress and egress as herein contemplated.

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and lawfully defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever

WITNESS the grantor's(s) hand(s) and seal(s) this 15th day of January 1970.

SIGNED, sealed and delivered in the presence of:

O. B. Godfrey (SEAL)  
O. B. GODFREY  
S. Maurice Ashmore (SEAL)  
Frances R. Leitke (SEAL)  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of January 1970.

S. Maurice Ashmore (SEAL)  
Notary Public for South Carolina.  
My commission expires Apr. 7, 1979

Frances R. Leitke

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of

19

(SEAL)

Notary Public for South Carolina.

My commission expires

RECORDED this 30th day of January 1970, at 10:39 A. M., No. #16935

271- Oct of 5413-1-20 (NOTED)