

FILED
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THE STATE OF SOUTH CAROLINA GREENVILLE CO. S. Grantee's Address:
 COUNTY OF GREENVILLE Jul 26 3 35 PM '77 P.O. Box 109
 Travelers Rest, SC 29690
 DONNIE S. TANKERSLEY
 R.M.C.

KNOW ALL MEN BY THESE PRESENTS That Virginia P. Winslow, Individual
 and Virginia P. Winslow, Executrix of the Estate of Albert E. Winslow,
 in the State aforesaid, in consideration of the sum of Five Thousand and No/100
(\$5,000.00) ----- Dollars
 to me in hand paid at and before the sealing of these presents
 by William Dennis Black

(the receipt whereof is hereby acknowledged). have granted, bargained, sold and released, and by
 these presents do grant, bargain, sell and release unto the said ~~Black's Mechanical Contractors~~
~~William Dennis Black, his heirs and assigns forever:~~
 William Dennis Black, his heirs and assigns forever:

all that piece, parcel or lot of land in Township, Greenville
 County, State of South Carolina, on the Western side of U. S. Hwy. 25 By-Pass
 containing .54 acres and being more fully described in accordance with
 plat made by Webb Surveying & Mapping Co. dated June 1977, to-wit:
 BEGINNING at an iron pin on the Western side of U. S. Hwy. 25 By-Pass,
 said pin being 25 feet from the front property line of grantor and
 property owned by Jones, and running thence along said highway right-
 of-way, S. 30-39 W. 150 feet to an iron pin; thence N. 56-12 W. 194.6
 feet to an iron pin; thence N. 55-52 E. 156.6 feet to an iron pin;
 thence S. 58-19 E. 127.6 feet to an iron pin, being the point of begin-
 ning.
 -308-508.1-1-7.9
 OUT OF 508.1-1-7
 Also: An easement of ingress, egress and regress from time to time by
 foot or vehicular traffic over a 25-foot strip of property, said strip
 of land being more particularly described below, to grantee's described
 property. Said easement is for the mutual benefit of all property pres-
 ently owned by the grantor and the property above conveyed to the grantee
 and is perpetual, non-exclusive, appendant, appurtenant easement which
 shall run with the land and is essentially necessary to the enjoyment of
 the above conveyed premises and other property of the grantor and shall
 be transmissible by deed or otherwise upon any conveyance or transfer of
 the above conveyed property. The 25-foot strip is conveyed subject to
 the condition that no structure nor improvement of any kind, other than
 usual and normal roadway paving shall be placed thereon together with
 such utility uses as do not interfere with ingress, egress and regress.
 This easement is for commercial development of the property affected and
 is to alternatively be considered an easement in gross for commercial
 purposes. The property subject to this easement is described as follows:
 All that piece, parcel or lot of land, Greenville County, State of South
 Carolina, and being the northwest side of U. S. 25 By-Pass, being just
 north and adjacent to land shown on plat of Black's Mechanical Contrac-
 tors on plat prepared by Webb Surveying & Mapping Co., dated June, 1977
 and having according to the extension of lines of said plat the follow-
 ing notes and bounds, to-wit: -Continued on back-