any conveyance or transfer of the above conveyed property on which said easement exists. The 24 foot strip is conveyed subject to and conditions 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 the commercial development of the property affected and is to alternatively be considered an easement in gross for connercial purposes. The property subject to this easement is described as follows:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina on the southern side of U. S. Highway 29, and being shown as an easement on plat of property of Group Two, A General Partnership as prepared by Aaron H. Thompson dated April 17, 1975 and revised July 1975, and recorded in the R.M.C. Office for Greenville County in Plat Book 5-J at page 37. This easement is also shown on Plat recorded in Plat Book 5-T at page 81 and in Plat Book 5-T at page 82, and according to said plat, having the following metes and bounds to wit:

BEGINNING AT A POINT on the southern side of Wade Hampton Boulevard, said point being 369.6 feet southwest of the intersection of Wade Hampton Boulevard and East Lee Road; thence S. 47-00 E. 173.4 feet to a point, thence S. 43-00 W. 95.5 feet to a point, thence S. 12-20 W., 98 feet to a point; thence S. 43-00 W. 16 feet to a point, thence N. 47-00 W., 21 feet to a point, thence N. 12-20 W. 95 feet to a point; thence N. 43-00 E. 90 feet to a point; thence N. 47-00 W. 153 feet to a point on the southern side of Wade Hampton Boulevard; thence with Vade Haapton Boulevard, N. 43-00 E. 24 feet to the point of beginning.

The Grantees herein assume and agree to pay that certain note and cortgage heretofore executed by the Grantors herein unto First Federal Savings and Loan Association of Greenville, S. C. which mortgage is recorded in the RMC Office for Greenville County in Mortgage Book 1401 at Page 285 in the original amount of \$85,000.00 and has a present balance of \$82,705.89.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

William 8.

CAROLINA GREENVILLE SOUTH Q **O** COUNTY

STATE

Conoral Partnorahip CROUP III

Richard L. Crain

Coraldine P. Crain

I hereby certly that the within Deed has been this ... 233 A:M. recorded in 11mk Hegister of Musna Cunveyance Apr 11 10:59 day of .....

certify that the within theed has been this recorded in Book ..... yo Hereby

WILLIAM II. JAMES

Greenville County

Carolina 29601 114 Williams Sirer

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HEST TRANSPORTED

This is a portion of property conveyed to Grantor herin by deed of Group, II, a General Partnership in Deci Brow 1 07 Dage 115, recorded December 1, 1976.



