STATE OF SOUTH CAROLINA

COUNTY OF

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that I, Vernon B. Brannon, II, for valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by

GREENVILLE

these presents do grant, bargain, sell and release unto William R. Rowan, III, his heirs and assigns forever, an easement to go

over, across and upon the following property:

ALL that certain piece, parcel or strip of land, located, lying and being in the County of Greenville, State of South Carolina, 25 feet in width and running along the Northern line of a portion of the property as shown on plat thereof entitled "Plat for Vernon B. Brannon", recorded in the Greenville County RMC Office in Plat Book 6S at Page 22, and described as follows:

BEGINNING at a point on Hammett Road, said point being 1,746 feet, more or less, from the intersection of Hammett Road and Brushy Creek Road, said point being at the joint front corner of property of the Grantee herein and running thence, N. 63-14 E., 481.17 feet to an iron pin, said line being at all times at right angles to this compass bearing and extending Southward a distance of 25 feet,

for the following purposes only:

- 1. To enter upon said strip of land for the purposes of planting shrubs, grass, trees or any such other item as the Grantee deems necessary to enhance the attractiveness of his adjoining property; provided, however, that any such use by the Grantee shall not, in any manner whatsoever, adversely affect, impede or interfere with the rights of access, ingress and egress of the Grantor over, across and upon the property affected by the within Easement.
- 2. In consideration of the grant herein made, the Grantee agrees that he shall, at all times, keep the property encumbered by the within Easement free and clear of all rubbish and debris and, further, that he will be fully responsible for the maintenance and upkeep of the land lying within the Easement as herein granted.

TO HAVE AND TO HOLD all and singular the before mentioned Easement unto the Grantee, his heirs and assigns forever. I do hereby bind myself, my heirs, successors or administrators and assigns to warrant and forever defend all and singular the said premises unto the Grantee above named for the purposes herein set forth.

GCTO ----2 NO27 79 1567

1328 RV-2

4.0001