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shall be 7.5 feet in width, and shall run from a point on the North-eastern side of Woodmont Circle, along the Southern lot line of Lot 27, for a distance of 52 feet to a point near the Southern corner of the present home located on said Lot 27; thence continuing along the Southern lot line of Lot 27 for a distance of 84 feet to a point; thence turning and running in a Northerly direction diagonally across the rear portion of Lot 27 for a distance of 55 feet to a point approximately 45 feet from the joint rear corner of Lot 27 and 26, said point being on the rear boundary line of Lot 27.

This easement so granted herein shall be for the benefit of Lots 1.1 and 1.2 of the Fred G. Hathaway property as shown in Plat Book 8J, at Page 38, in the R.M.C. Office for Greenville County, and shall be considered to be an easement appurtenant running with the land. It is agreed that James Howard Downer, his heirs, successors, grantees, executors, administrators and assigns shall have no responsibility for the maintenance of this easement, said maintenance being the responsibility of the owner or owners of Lots 1.1 and 1.2 as shown in Plat Book 8J, at Page 38, at the R.M.C. Office for Greenville County. It is acknowledged that in conjunction with these maintenance responsibilities, the owner or owners of said Lots 1.1 and 1.2 shall have the right to enter upon the property of James Howard Downer at such times as maintenance operations may be necessary in the future, provided, however, that any such entrance upon the property of James Howard Downer can only occur after notice thereof is given to the said James Howard Downer.

In exchange for Lots 1.1 and 1.2 being serviced by the easement granted herein, Fred G. Hathaway acknowledges the maintenance responsibilities placed upon him as the owner of said Lots 1.1 and 1.2; however, it is further agreed and acknowledged that if Lots 1.1 and 1.2 are sold at any time in the future, Fred G. Hathaway shall be relieved of any maintenance burdens created herein; that is to say, the burden of easement maintenance created herein shall run with Lots 1.1 and 1.2 and shall fall upon and be the responsibility of any future owners of said lots. All rights and burdens of maintenance created herein shall be private inasmuch as the sewer easement created by this instrument shall remain private and shall not be the responsibility of any sewer district or other governing agency.

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