

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

197

EASEMENT

41 679

FOR AND IN CONSIDERATION of the sum of One and No/100 (\$1.00) Dollar and other valuable consideration paid to LINA ALLEN HAWKINS (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor hereby bargains, sells and conveys unto B & A PROPERTY COMPANY, a general partnership (hereinafter referred to as "Grantee"), its successors and assigns, a right-of-way and easement for the purpose of laying, constructing, maintaining, operating, repairing, altering, replacing and removing sewer pipe lines for the sewerage under, upon, over, through and across lands of Grantor described as follows:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a property survey for John A. Bolen, Inc., Proposed Sewer Easement for Shadow Woods, prepared by Arbor Engineering, dated March 16, and having, according to said plat, the following metes and bounds, to-wit:

To find the TRUE POINT OF BEGINNING, commence at an iron pin at the joint corner of Pelham Woods Subdivision, Section II, and property now or formerly entitled Shadow Woods, and running thence with the line of property now or formerly of Shadow Woods N. 58-47 W. 269.42 feet to an iron pin, which iron pin marks the TRUE POINT OF BEGINNING: FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence running S. 26-15 W. 55.34 feet to an iron pin in the center of a sanitary sewer easement twenty-five (25') feet in width; running thence with the center of said sanitary sewer easement N. 63-45 W. 12.50 feet to a manhole; thence continuing with the center of said sanitary sewer easement N. 63-45 W. 12.50 feet to an iron pin; running thence N. 26-15 E. 59.55 feet to an iron pin in the line of property now or formerly of Shadow Woods; running thence with the line of said property S. 46-38 E. 9.66 feet to an iron pin; thence continuing with the line of property now or formerly of Shadow Woods S. 58-47 E. 15.82 feet to an iron pin and the TRUE POINT OF BEGINNING.

This is a portion of the identical property conveyed to Lee Hawkins by Herbert Hawkins, Executor of the Estate of Matthew Hawkins, by deed dated February 8, 1927, and recorded in the R.M.C. Office for Greenville County on February 11, 1927, in Deed Volume 104, Page 427, and also by deed of Herbert Hawkins and Eva Hawkins Perritt by deed dated April 9, 1927, and recorded November 20, 1928, in Deed Volume 143, Page 366. Said Lee Hawkins, also known as Douglas Lee Hawkins, died December 19, 1977, as is more fully shown in the Office of the Probate Court for Greenville County in Apartment 1503, File No. 25, leaving his Last Will and Testament devising said real estate to his widow, Lina Allen Hawkins, the Grantor herein.

To have and to hold said right-of-way and easement unto said Grantee, its successors and assigns, until said sewer line is constructed and so long thereafter as a sewer line is

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