

FILED
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA)

OCT 26 10 42 AM '82
RIGHT OF WAY EASEMENT

COUNTY OF GREENVILLE)

DONNIE S. TANKERSLEY
R.M.C.

THIS AGREEMENT entered into on the 18th day of October, 1982 by and between Paris Point Development, Inc. ("Grantor") and Green Valley First Joint Venture, a General Partnership ("Grantee").

WHEREAS, Grantor desires to convey to Grantee a perpetual easement for ingress and egress across the premises described below to property of Grantee on which it expects to develop single family residential lots; and

WHEREAS, in consideration of the granting of this easement Grantee is simultaneously herewith granting to Grantor a strip of property along the Southern boundary of property owned by Grantor which property shall under no circumstances be used by Grantor for a road or other similar purposes; and

W I T N E S S E T H :

That Grantor for itself, its successors and assigns, grants and conveys unto Grantee, its successors and assigns, an easement in, to, upon and over the property of Grantor described as follows:

Beginning at a point on the right-of-way of Foothills, also property line of Hunters Ridge, point being S 63-19 E 72' from iron pin and running N 21-49 E 177.1' to point, thence S 84-43 E 141.8' to a point; thence N 87-47 E 173.6' to a point; thence N 62-19 E 255.1' to a point; thence N 69-08 E 210.0' to a point; thence N 84-29 E 123.1' to a point on line of property of Grantee; thence along line of property of Grantee N 11-12 W 24.0' to a point; thence S 84-29 W 123.1' to a point; thence S 69-08 W 214.2' to a point; thence S 62-19 W 251.1' to a point; thence S 87-47 W 166.4' to a point; thence N 84-43 W 158.2' to a point; thence S 21-49 W 192.9' to a point on the right-of-way of Foothills Road; thence along right-of-way of road S 63-19 E 24' to point of beginning. This easement is shown on a boundary and topographical survey entitled Hunters Ridge, dated August 9, 1982.

Said easement is given for the sole purpose of ingress and egress and it is agreed by Grantor and Grantee that Grantor shall at its expense construct thereon a road meeting the requirements of the County of Greenville for a subdivision access road and that Grantor or its successors or assigns shall further at all times maintain and make the necessary repairs at Grantors expense should said roadway require the same for its proper upkeep and maintenance.

Grantor warrants that it has good and marketable fee simple title to the easement premises described above.

The easement, including the benefits and burdens, shall run with the land and be binding upon and enure to the benefit of the heirs, assigns, successors and personal representatives of the parties hereto.

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