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THIS AGREEMENT, Made and entered into this 6th day of July, 1953, by and between the CHARLESTON & WESTERN CAROLINA RAILWAY COMPANY, a corporation existing under the laws of the State of South Carolina, hereinafter for convenience styled the Licensor, party of the first part; BINSWANGER & CO., INC., a corporation existing under the laws of the State of Virginia, hereinafter for convenience styled the Licensee, party of the second part; and the SAFE DEPOSIT AND TRUST COMPANY OF BALTIMORE, Trustee, as hereinafter mentioned, party of the third part;

WITNESSETH: That the Licensor, for and in consideration of the sum of Five Dollars (\$5.00) to it in hand paid by the Licensee and of the covenants upon the part of the Licensee to be kept and performed as hereinafter expressed, hereby grants unto Licensee the right and privilege of paving and using as a driveway, for purpose of ingress and egress between land of Licensee (purchased from Licensor by deed dated 10th day of July, 1953) and public road known as Jamison Road (located on land of Licensor), all or any part of that certain space or parcel of land at East Greenville, Greenville County, South Carolina, described as follows:

Beginning at an iron pipe on the northern boundary line of Licensor's right of way, said iron pipe being the southeastern corner of a 25-foot strip of land previously sold by the Licensor to Jeff Hunt Machinery Company and also being on the dividing line between said land of Jeff Hunt Machinery Company and the land of Licensee, being 100 feet northwardly, as measured radially, from the centerline of said Licensor's main track and 1989 feet northwestwardly as measured along said centerline of main track from Licensor's Mile Post 128 (as measured from Augusta, Georgia); thence in an easterly direction along the dividing line between right of way land of Licensor and the land of Licensee, concentric with and 100 feet northwardly from said centerline of main track, as measured radially therefrom, a distance of 248.4 feet to an iron pipe, said pipe being the southeastern corner of the land of Licensee and also being 184 feet northeastwardly, as measured at right angles, to the southeastern projection of the aforementioned dividing line between the land of Jeff Hunt Machinery Company and the land of Licensee; thence in a southeasterly direction along the northeastern boundary line (when projected southeastwardly) of land of Licensee; said line being parallel with said dividing line between land of Jeff Hunt Machinery Company and land of Licensee, and 184 feet northeastwardly from the projection of this line, as measured at right angles thereto, a distance of 50 feet, more or less, to the northern edge of the present asphalt pavement of Jamison Road; thence in a westerly direction along the present northern edge of pavement of said road a distance of 254 feet, more or less, to a point, said point being on the southeastern projection of the said dividing line between the land of Jeff Hunt Machinery Company and the land of Licensee; thence in a northwesterly direction along the last aforementioned dividing line (as projected) a distance of 30 feet, more or less, to the point of beginning.

All more clearly shown, in red, on blueprint attached hereto and made a part hereof.

The easement hereby granted is to be enjoyed by Licensee jointly and in common with the general public until the space or parcel of land above described is absorbed in connection with the widening or re-location of the existing public road known as Jamison Road in such manner that the said land purchased by Licensee as aforesaid shall abut said Jamison Road to the extent necessary to afford full and convenient ingress and egress to and from the said land from and to said Jamison Road.

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