

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE) AGREEMENT FOR SEWER LINE EASEMENT

THIS AGREEMENT made and entered into this effective date of March 1, 1970, by and between THOMAS B. COOPER, JR., party of the first part, of Greenville County, South Carolina, and MAULDIN PLAZA, INC., party of the second part, a corporation organized and existing under the laws of the State of South Carolina, having its principal place of business in Greenville County, South Carolina.

W I T N E S S E T H:

WHEREAS, Thomas B. Cooper is the owner of property off the Southwestern side of the right of way of U. S. Highway No. 276 in the Town of Mauldin, Austin Township, Greenville County, South Carolina, being shown on the Greenville County Block Book as M6.2-1-25.6, the same having been acquired by him from Nelle C. Cooper by deed dated August 21, 1968, and recorded on February 25, 1969, in the R. M. C. Office for Greenville County, S. C., in Deed Book 862, Page 535; and,

WHEREAS, Mauldin Plaza, Inc., is the owner of adjoining property on the Southwestern side of U. S. Highway No. 276 in the Town of Mauldin, Austin Township, Greenville County, South Carolina, the same having been acquired by it by deed of Nelle C. Cooper, individually and as Executrix, recorded on August 7, 1968, in the R. M. C. Office for Greenville County, S. C., in Deed Book 850, Page 50, and from Paul B. Costner, Sr., recorded on August 7, 1968, in the R. M. C. Office for said county and state in Deed Book 850, Page 31; and,

WHEREAS, Mauldin Plaza, Inc., is also the owner of Lot No. 15 on a plat of Pine Valley Estates Section 1 recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book MM, Page 138, the same having been acquired by it by deed from Milton W. and Esther H. Dufford, recorded in the R. M. C. Office for Greenville County, S. C., on November 26, 1969, in Deed Book 880, Page 142, which lot adjoins property of Thomas B. Cooper, Jr., on the Southwest; and,

WHEREAS, Mauldin Plaza desires to install a sewer line to serve its property lying on the Southwestern side of U. S. Highway No. 276, across the Southwesternmost corner of the Thomas B. Cooper property and into Lot No. 15 of Pine Valley Estates Section 1 aforesaid, as shown on the attached drawing (which is incorporated herein by reference and made a part hereof as though fully set forth herein), subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the sum of \$1.00 and mutual benefits to be derived by the parties under the terms of this agreement, Thomas B. Cooper, Jr., and Mauldin Plaza, Inc., covenant and agree as follows:

1. Thomas B. Cooper does hereby grant, bargain, sell and convey unto Mauldin Plaza, its successors and assigns, an easement in perpetuity to install an eight inch clay sewer line, twenty-four inch catch basin and manhole upon, through and across the Northwesternmost portion of his property leading from property of Mauldin Plaza, Inc., on U. S. Highway No. 276 to Lot No. 15, Pine Valley Estates Section 1, owned by Mauldin Plaza, Inc., said easement to extend five feet on each side of the center line of said sewer line pipe. Mauldin Plaza, Inc., shall have the right to keep removed within the bounds of said easement all obstructions of every

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