

Hardware Supply Company", prepared by J. E. Sirrine Co., which is attached hereto and made a part hereof marked Exhibit "A", said easement and right-of-way to be located as shown on said Exhibit, the width thereof to be twenty (20) feet during the time of construction and ten (10) feet in width thereafter.

The Grantor does hereby warrant that there are no liens, mortgages or other encumbrances to a clear title to the property shown on Exhibit "A" as lot 118 and the extension of Danhart Street to the west of Rosalee Drive designated as 50 foot right-of-way, except:

a) Mortgage given by the Grantor to Lowell H. Tankersley, dated July 1, 1964, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 964, page 388.

b) Any rights created by the recording of the subdivision plat of Cutler Ridge as it effects that parcel shown as an extension of Danhart Street to the west of Rosalee Drive on Exhibit "A".

This easement and right-of-way does convey to the Grantee, its successors and assigns, the following: the right and privilege of entering the property shown on Exhibit "A", and to construct, maintain, operate and repair within the limits of the same, pipe lines, manholes and any other adjuncts deemed by the Grantee to be necessary for the purpose of conveying drainage water to be emptied and with the right so to do, into the stream which constitutes the rear line of Lot 118; to make such changes, renewals, substitutions, replacements and additions of or to the same from time to time as said Grantee may deem desirable; the right at all times to cut away and keep clear of said storm drain pipe lines any and all vegetation that might, in the opinion of the Grantee, endanger, injure or interfere with the drain line or its appurtenances, or interfere with the proper maintenance and operation thereof; the right of ingress to and egress from said property within the bounds of said easement for the purpose of exercising the rights herein granted; provided, that the failure of the Grantee to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time exercise any or all of the same. No building shall be erected over said storm drain line nor so close thereto as to impose any load thereon.

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