

STATE OF SOUTH CAROLINA)

SEWER LINE EASEMENT

COUNTY OF GREENVILLE)

WHEREAS, JOHN C. KEMP & BETTY L. KEMP are the owners of Lot No. 36, Cedar Terrace, shown on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book BBB, page 137, under a deed from Charles E. Volpe recorded in the RMC Office for said County and State in Deed Book 908, page 230, which adjoins on the West by 32.66 acres, owned by Jeff R. Richardson, Jr., shown on a plat recorded in the RMC Office for said County and State in Plat Book UUU, page 13; and,

WHEREAS, Jeff R. Richardson, Jr. has conveyed to John C. Kemp and Betty L. Kemp a triangular portion of his property by deed to be recorded herewith for and in consideration of the right for a perpetual easement to connect to an existing sewer line on the property of the Grantors herein for the purposes of serving MEADOWOOD SUBDIVISION, which proposed sewer lines are shown on a Plat of the Property of Jeff R. Richardson, made by C. O. Riddle, Surveyor, dated July, 1971, recorded in the RMC Office for said County and State in Plat Book 4K, page 104.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, John C. Kemp and Betty L. Kemp, for and in consideration of the sum of One Dollar (\$1.00) and for the above recited considerations, the receipt and sufficiency whereof are hereby fully acknowledged, do hereby grant, bargain, sell and convey unto Jeff R. Richardson, Jr., his heirs and assigns, an easement in perpetuity across the property of the Grantors to follow the course and distance of that certain "proposed sewer" shown on a plat recorded in the RMC Office for Greenville County, S. C., in Plat Book 4K, page 103, for the purposes of the construction and maintenance of pipelines, manholes and other apparatus which may be deemed by the Grantee herein to be necessary for the purpose of conveying sanitary sewerage waste, including such renewals, substitutions and replacements, and additions thereof from time to time as the Grantee may deem desirable, a distance of 15 feet during construction on each side of the center line of said "proposed sewer" and after construction a distance of 12 1/2 feet on each side of the center line of said proposed sewer.

The Grantors do hereby further grant and convey unto Jeff R. Richardson, Jr., his heirs and assigns, the right and privilege to keep clear of said pipes all vegetation and other objects which may endanger the operation of said sewer line pipes and appurtenances and the right of ingress and egress to and from said easement across the land of the Grantors herein for the purposes of exercising the rights herein granted.

It is agreed that the Grantors may plant crops, maintain fences and use this strip of land, provided: that crops shall not be planted over any sewer pipes where the tops of the pipes are less than eighteen (18) inches under the surface of the ground; that the use of said strip of land by the grantor shall not, in the opinion of the grantee, interfere or conflict with the use of said strip of land by the grantee for the purposes herein mentioned, and that no use shall

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