

GREENVILLE: CO. S. C.
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DONNIE S. TANKERSLEY
R.H.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) EASEMENT

WHEREAS, on the 2nd day of December, 1968, Wade Hampton Garden Center, Inc. conveyed property to Wade Hampton Nurseries, Inc., which corporation has amended its corporate charter and is now named Ray Bracken Nursery, Inc., located on the northwestern side of U. S. Highway 29 (Wade Hampton Boulevard) shown on the County Tax Maps at Sheet P14, Block 1, Lot 9.6 by deed recorded in the R.M.C. Office for Greenville County in Deed Vol. 871 at Page 401, and

WHEREAS, in addition to conveying said property, the said Wade Hampton Garden Center, Inc. also granted an easement over a portion of the property of the grantor as is more fully set out in said deed, reference to which is hereby craved, and

WHEREAS, said easement is so general and vague that it does not clearly define said easement or fully set out the intention of the parties, which parties now desire to cancel said easement and substitute the within easement in lieu thereof.

NOW, THEREFORE, we, the undersigned, Wade Hampton Garden Center, a corp. (same as Wade Hampton Garden Center, Inc.) hereinafter referred to as grantor and Ray Bracken Nursery, Inc., formerly known as Wade Hampton Nurseries, Inc., hereinafter referred to as grantee, in consideration of the premises, hereby agree as follows:

1. That the easement as set out in deed recorded in Deed Vol. 871 at Page 401 is hereby cancelled.

2. That grantor does hereby grant, bargain, sell and transfer unto grantee, its successors and assigns forever, an easement appurtenant over property being shown according to plat entitled "Property of James C. King, Jr. Showing Building Encroachment" prepared by Robert R. Spearman, R. L. S., dated March 14, 1973, and recorded in the R. M. C. Office for Greenville County in Plat Book 47 at Page 96 and generally described as follows:

Grantor conveys to grantee an easement covering that portion of metal building encroaching on grantor's property as shown on said plat, which metal building lies approximately 180 feet southeast of the intersection of grantor's north-eastern property line with its intersection with Pine Knoll Drive. At said point the building encroaches 18 feet thereon for a distance of approximately 80 feet with the other end of said metal building encroaching on grantor's property approximately 8 feet as is more fully shown on said plat.