

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
LENNIE S. TANKERSLEY
R.M.C.

DECLARATION OF EASEMENT
AND
AGREEMENT

THIS AGREEMENT made this 12th day of August, 1977, between LLOYD D. AUTEN and ROBERT M. AUSTELL, as Trustee for Robert Lynn Yeargin and Nancy Sitton Yeargin under Trust Agreement dated March 2, 1962,

W I T N E S S E T H:

WHEREAS, Lloyd D. Auten is the owner of the premises described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, Robert M. Austell, as Trustee for Robert Lynn Yeargin and Nancy Sitton Yeargin, is the owner of the premises described on Exhibit B attached hereto and made a part hereof; and

WHEREAS, the parties desire to establish certain easements relating to the use of the premises for purposes of ingress, egress and parking to benefit themselves and their respective successors and assigns, together with binding agreements for the maintenance of a minimum number of parking spaces on each parcel.

NOW, THEREFORE, in consideration of Ten and No/100ths (\$10.00) Dollars, each paid to the other, and the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

(1) Each of the parties hereto agrees to maintain upon their respective premises a minimum of one hundred twenty-~~five~~ ¹²⁰ parking spaces to be located as each party may choose adjacent to the front, back or side of the improvements situate thereon.

(2) Each of the parties may renovate, add to or reduce the size of the improvements situate upon the respective premises provided that such renovation or addition does not reduce the number of parking spaces below the minimum number of one hundred twenty-~~five~~ ¹²⁰ called for herein and provided further that neither party shall rely upon the spaces maintained by the other party in order to comply with the minimum parking spaces required by the city or county zoning ordinances.

3000 AM

1002

4328 RV.2