

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

EASEMENT

Vol 1078 - 819

For True Copy and Original
Fee: 40 Page: 457

KNOW ALL MEN BY THESE PRESENTS, that Edith Louisa Philpot,

in consideration of Ten Dollars (\$10.00)- and other valuable consideration----- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release
unto

Ruth F. Presnell, her heirs and assigns forever:

AN easement for ingress and egress from time to time by foot or vehicular traffic and for utility use over a 25 foot wide strip of land running a distance of 337 feet which is specifically described below. Said easement is to run from Sulphur Springs Road to property conveyed to the Grantee by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at page 816, and is a perpetual, non-exclusive, appendant, appurtenant, easement which shall run with the land and is essentially necessary to the enjoyment of the property owned by the Grantee and shall be transmissible by deed or otherwise upon any conveyance or transfer of the property of the Grantee referred to above. No structure nor improvement of any kind other than normal road paving and other materials connected with normal utility usage which does not interfere with ingress and egress shall be allowed on the 25 foot strip. All parties are allowed to make any improvement desired to improve easement area for the usage allowed. Also, the Grantor agrees that in the event the County of Greenville accepts the easement area as a public road, to convey same to County. It is specifically understood and agreed that the above conveyance in no way obligates the Grantor to make any improvements to the subject property. The easement area is described as follows:

ALL that certain piece, parcel or lot of land on the east side of Sulphur Springs Road in Greenville County, State of South Carolina, and being shown on plat of property of Edith Louisa Philpot, as prepared by Terry T. Dill, Registered Surveyor, and dated March 31, 1978, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 6-C at page 100 said property according to said plat, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Sulphur Springs Road at the joint front corner of property of David B. Welborn and Betty F. Welborn, and property of the Grantor, thence S. 72-43 E., 337 feet to an iron pin; thence in a southwesterly direction, 25 feet more or less to an iron pin which is shown on plat referred to above; thence N. 72-43 W., 329.5 feet to an iron pin on the eastern side of Sulphur Springs Road; thence N. 21-53 E., 25 feet to the point of beginning.

- 308 - 1010 - 2 - 11.6 (NOTE)

For deed into Grantor, see deed from Charles C. Tucker and Sarah F. Tucker dated April 20, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1075 at page 824.

The Grantee's mailing address is 637 Sulphur Springs Road, Greenville, SC 29611

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GREENVILLE COUNTY
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