

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

CO. S. C.

AGREEMENT AND EASEMENT

VOL. 1165 PAGE 368

WITNESSES

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained and the sum of One Thousand (\$1,000.00) Dollars this day paid in hand by Finlay to the City, the receipt of which is hereby acknowledged, the City of Greenville, South Carolina, a municipal corporation does hereby grant, bargain and transfer unto Finlay Limited, a General Partnership organized and existing under the laws of the State of South Carolina, its successors and assigns for the period of time specified herein, the right, privilege and easement (subject to the limitations hereinafter set forth) to go in and upon that tract of land located in the City and County of Greenville, South Carolina, lying on the east side of North Main Street, and said easement having the following description:

BEGINNING at a point on the eastern side of North Main Street, at the corner of property now or formerly belonging to Mrs. E. J. Finlay and running thence with said street in a northerly direction, 10 feet to a point; thence in an easterly direction parallel to the property line of property now or formerly of Mrs. E. J. Finlay, 129 feet, more or less; thence in a southerly direction, 10 feet to a point on the rear line of the Finlay lot; thence with the joint line of the Finlay lot in a westerly direction, 129 feet to a point and place of beginning, all of which is as more particularly shown on the plat attached hereto and marked Exhibit "A", incorporated herein by reference and made a part hereof;

and the right to enter at any reasonable time and from time to time and to install, maintain, repair, operate, inspect and/or replace sanitary sewer lines and a grease trap, including the right to install, maintain, repair, operate, inspect and/or replace any valves, manholes, and any other necessary appurtenances; the right to remove and clear the easement and keep it clear of all rubbish debris, and/or fire hazards; provided, the foregoing is subject to the right of the City and/or its grantees, successors and assigns to construct and maintain on the above described property structures and other improvements. And further, to use and occupy that portion of the strip located nearest to North Main Street (presently occupied by a fire escape) for the construction, maintenance, operation, replacement and repair of an exterior fire escape and for ingress in and to the building located on the property of Finlay to which the fire escape is attached, and from North Main Street and other property of the City; provided, the foregoing is subject to the right

GC10 -----3 JUN 22 1979 442

3.50C1

4328 RV.2

0360