

FILED
CO. S. C.
SEP 25 11 35 AM '80
JUNNIE SANDERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } EASEMENT

KNOW ALL MEN BY THESE PRESENTS that Doris Chapman in consideration of Ten and no/100 (\$10.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents do grant, bargain, sell, and release unto the Greenville County Redevelopment Authority, its successors and assigns forever:

A drainage easement on the below described property, which shall be 10 feet wide and shall run 5 feet on either side of a line beginning at a point located 69 feet north of the south-west corner of said property along the western border, and running N.14-28 E. 70.4 feet to a point and thence N.39-43 E. 45 feet to a point in the middle of the creek that runs across the property. The property on which this easement is located is more adequately described as follows: ALL that piece, parcel or lot of land with the improvements thereon, situate, lying and being in or near Greenville, in the County of Greenville, South Carolina, being more particularly described as Lot 438, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina," made by Dalton & Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of the R.M.C. for Greenville County in Plat Book QQ at Pages 56 to 59. According to said plat the within described lot fronts on Ross Street 133.5 feet.

This being the same property conveyed to the Grantor by a deed from Arthur Chapman as recorded in Deed Book 865 at Page 389 on April 7, 1967, and by deed from S. L. Huffman, as recorded in Deed Book 863 at Page 367 on March 7, 1969.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any way wise, incident, or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns forever. And, the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors, and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The easement is to and does convey to the Grantee, its successors and assigns the following: The right and privilege of entering the aforesaid strip of land, and to construct, maintain, and operate within the limits of same, a drain pipe; the right of ingress and egress from said strip of land across the land referred to above for the purpose of exercising the rights herein granted; provided that the failure of the Grantee to exercise any of the rights herein granted shall not be construed as a waiver of abandonment of the right thereafter at any time and from time to time to exercise any or all of same. No building shall be erected over said drain pipe nor so close thereto as to impose any load thereon.

It is agreed that the Grantor may plant crops, maintain fences and use this strip of land, provided: That crops shall not be planted over any pipes where the tops of the pipes are less than

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