

EXHIBIT A

1139 27

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) CONSERVATION EASEMENT

THIS INDENTURE, made this _____ day of _____, 198__.

W I T N E S S E T H:

WHEREAS, Richard F. Watson, Jr., Margaret Watson Cooper, and Bernard Peyton Watson, hereinafter called the Grantors, are the owners in fee simple of certain real property, hereinafter called the "Protected Property," which has aesthetic, scientific, educational and ecological value in its present state as a natural area which has not been subject to development or exploitation, which property is described on Exhibit A attached hereto and made a part hereof.

WHEREAS, The Nature Conservancy, hereinafter called the Grantee, is a non-profit corporation incorporated under the laws of the District of Columbia whose purpose is to preserve and conserve natural areas for aesthetic, scientific, charitable and educational purposes; and,

WHEREAS, the Grantors and Grantee recognize the natural scenic, aesthetic and special character of the region in which the Protected Property is located, and have the common purpose of conserving the natural values of the Protected Property by the conveyance to the Grantee of a Conservation Easement on, over and across the Protected Property, which shall conserve the natural values of the Protected Property, conserve and protect the animal and plant populations, and prevent the use or development of that property for any purpose or in any manner which would conflict with the maintenance of the Protected Property in its natural, scenic and open condition for both this generation and future generations; and,

WHEREAS, "aesthetic scientific, educational and ecological value," "natural, scenic and open condition," and "natural values" as used herein shall, without limiting the generality of the terms, mean the condition of the Protected Property at the time of this grant evidenced by reports, photographs, maps and scientific documentation possessed (at present or in the future) by the Grantee which the Grantee shall make available on any reasonable request to the Grantors, their heirs and assigns;

NOW, THEREFORE, the Grantors, for and in consideration of the facts above recited and of the mutual covenants, terms, conditions and restrictions herein contained and as an absolute and unconditional gift does hereby give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, forever, a Conservation Easement in perpetuity over the Protected Property consisting of the following:

1. The right of view of the Protected Property in its natural, scenic, and open condition;

0327

4328 RV-2