

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE)
 FILED)
 GREENVILLE CO. S.O.)
 AUG 3 4 23 PM '81)
 R.M.C.

NON-EXCLUSIVE EASEMENT

KNOW ALL MEN BY THESE PRESENTS that LADNER & COMPANY, INC., a corporation organized and existing under the laws of the State of Alabama and qualified to do business in the State of South Carolina (hereinafter called "Grantor"), in consideration of One Dollar (\$1.00) paid by ENCINA PROPERTIES, a South Carolina Limited Partnership (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, does hereby grant and convey unto said Grantee a non-exclusive easement in and over the Grantor's land situate on the northern side of Sulphur Springs Road adjacent to property of the Grantee herein, in Greenville, South Carolina; said non-exclusive easement encroaching on the Grantor's land a distance of approximately 69.4 feet and being on that portion of the Grantor's said land twelve and one-half (12 1/2) feet on either side of the center line of the existing sanitary sewer pipe line as hereinafter described according to plat entitled "An As-Built Survey for Birdnest Apartments" dated February 18, 1981 by Enwright Associates, Inc. The center line of the non-exclusive easement herein granted is described as follows:

To reach the beginning point, commence at the intersection of the western right of way of Watkins Road with the Northern right of way of Sulphur Springs Road and run thence with the northern right of way of Sulphur Springs Road, S. 80-51 W. 94.2 feet to an iron pin; thence S. 78-36 W. 53.6 feet to an iron pin; thence with the curve of said right of way, the arc of which is 520.10 feet and the chord of which is S. 73-24-56 W. 519.41 feet to an iron pin at the corner of property of the Grantee herein; thence with the line of property of the Grantee herein, N. 22-13-10 W. 38.35 feet to the Point of Beginning, which Point of Beginning is in the center of the existing sanitary sewer line extending from the Grantee's property across the corner of the Grantor's property to a manhole located in Sulphur Springs Road; thence from said Point of Beginning, the centerline of the easement runs S. 57-30 E. 69.4 feet to a point on the northern right of way of Sulphur Springs Road.

This is a portion of the property conveyed to the Grantor herein by Deed of MAR, INC. recorded August 27, 1980 in Deed Book 1132, Page 54, Greenville County RMC Office.

LEATHERWOOD, WALNER, TOSD & MANN

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