

Fred H. Leffert  
3 B Cleveland Ct.  
Greenville, S.C. 29603  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAIL TO:  
CAMPBELL & DAVENPORT  
P.O. BOX 10287  
GREENVILLE, S.C. 29603

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BOOK 1151 PAGE 315

EASEMENT AND PARTY WALL AGREEMENT

This Easement and Party Wall Agreement entered into this 1 day of September, 1981, by Cothran & Darby Builders, Inc., hereinafter referred to as "Grantor" and Fred H. Leffert, hereinafter referred to as "Grantee",

W I T N E S S E T H:

WHEREAS, Grantor is the owner of property hereinafter described as Lot G on a plat of Professional Park on Cleveland 1977 Expansion No. 2, dated June 3, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, Page 96, and

WHEREAS, there has heretofore been constructed upon the aforesaid Lot G of Professional Park on Cleveland a commercial building, the western wall of which adjoins and abuts the common boundary line between Lots F and G of said Professional Park on Cleveland, which common boundary line has a course and distance of S. 28-19 E., 66.3 feet as shown on the aforementioned plat of Professional Park on Cleveland 1977 Expansion No. 2, and

WHEREAS, the Grantee herein is the owner of Lot F as shown on the aforementioned plat of Professional Park on Cleveland 1977 Expansion No. 2, and

WHEREAS, the Grantee herein shall construct upon the aforementioned Lot F of Professional Park on Cleveland a commercial building and desires to connect the eastern side of the Grantee's commercial building onto the western wall of the Grantor's commercial building so that hereafter the western wall of the Grantor's building shall act as and be a party wall between the buildings located upon Lots F and G of Professional Park on Cleveland and so that hereafter the western wall of the Grantor's building shall be and constitute the eastern support wall for the Grantee's building,

NOW, THEREFORE, know all men by these presents that Cothran & Darby Builders, Inc., a South Carolina corporation, in consideration of the sum of Two Thousand (\$2,000.00) Dollars in hand paid at and before the sealing of these presents by Fred H. Leffert, and in consideration of the mutual covenants set forth herein, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Fred H. Leffert, his heirs and assigns forever:

An easement in and to the western wall of that certain building located on property situated on the southeast side of Cleveland Court, in the City of Greenville, County of Greenville, State of South, shown and designated as Lot G on a plat of Professional Park on Cleveland 1977 Expansion No. 2, made by Campbell & Clarkson Surveyors, dated June 3, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at Page 96; the western wall of said building located upon Lot G abutting the common boundary line between Lot F and Lot G as shown on the aforementioned plat; the common boundary line between said lots being shown thereon as having a course and distance of "...S. 28-19 E. 66.3 feet...".

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