

DESCRIPTION OF PROPERTY CONTAINED IN PHASE I
WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME

ALL that certain piece, parcel or lot of land, situate, lying and being on the southeastern intersection of Washington Street and Nash Street, in the City and County of Greenville, South Carolina, being shown and designated on a Plat of WASHINGTON PARK EAST, PHASE I, dated April 12, 1982 prepared by Kermit T. Gould, RLS, recorded in the RMC Office for Greenville County in Plat Book 9F, at Page 28, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of Washington Street and Nash Street and running thence with Washington Street, N 72-45 E, 100 feet to an iron pin; thence S 17-15 E, 150 feet to an iron pin; thence S 72-45 W, 100 feet to an iron pin on the eastern side of Nash Street; thence with Nash Street, N 17-15 W, 150 feet to an iron pin, the point of beginning.

SAVING, EXCEPTING and RESERVING unto the Sponsor, its successors and assigns, however only in connection with the development of PHASE II and PHASE III of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME as set forth in the Master Deed, an easement for ingress and egress from time to time by foot or vehicular traffic and for utility purposes over the asphalt drive areas lying within the boundary of the conveyed PHASE I property as shown on the above referred to Plat. Said easement is for the mutual benefit of PHASE I and the two proposed Phases of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME and is a non-exclusive appurtenant easement which shall run with the land and is essentially necessary for the enjoyment of all the land and to the development of PHASE II and PHASE III and is for commercial purposes and is transferable by the Sponsor by deed or mortgage in connection with any transfer of PHASE II or PHASE III property as shown on the above referred to Plat. Utility use as referred to above shall specifically include, but is not limited to, the right to connect to and permanently use the sewer line as shown on said Plat. This easement shall merge into the common use and be a common area of the Phases of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME as they are taken into the Regime. WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME shall be responsible for maintenance of the roadway, sewer line and other utility facilities within its property lines.

ALSO an easement for ingress and egress from time to time by foot or vehicular traffic and for utility purposes over the asphalt drive area lying outside the above conveyed property extending from PHASE I property to Nash Street and from PHASE I property to Washington Street as shown on the above referred to Plat. Said easement is for the mutual benefit of all the property shown on above referred to Plat and is a non-exclusive appurtenant easement which shall run with the land and is essentially necessary for the enjoyment of the above described PHASE I property and is for a commercial purpose and shall be transferable by deed, mortgage or otherwise upon any conveyance or transfer of the property conveyed above. Utility use as referred to above shall specifically include, but is not limited to, the right to connect to and permanently use the sewer line as shown on said Plat. This easement is to merge into the common use and be a common area of the phases of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME by amendment along with other common roadway and utility uses shown on future plats of said phases. The Sponsor, its successors and assigns, shall be responsible for the maintenance of the roadway, sewer lines and other utility easment facilities within its property lines.

DERIVATION: Deed from Blue Ridge Production Credit Association, recorded September 10, 1981, in Deed Book 1154, page 880. Concerning Easements, see Deed Book 1159, Page 652; Deed Book 1162, page 662, and Deed Book 1164, page 323.

EXHIBIT "A"