

FILED
GREENVILLE CO. S. C.

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JONNIE TANNERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
) E A S E M E N T
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS that B. F. & Blanche G. Smith in consideration of ten (\$10) 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, its successors and assigns forever:

A Drainage Easement on the below described property, with the following metes and bounds: Beginning at a point on the joint rear corner of lots 12 & 13 thence running with the joint side line of lots 12 & 13 N19-47W 140.3 feet to the front corner of lots 12 & 13 on Pinedale Drive; thence along Pinedale Drive N70-23W 11 feet to a point; thence S19-47E 140.3 feet to a point on the rear property line of lot 12; thence S62-52W 11 feet to the point of beginning, as shown on a plat to be recorded herewith in Plat Book 95 at page 37.

The property on which this easement is located is more adequately described as follows: All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being shown as Lot No. 12 on a plat of the property of P. L. Bruce, recorded in the RMC Office for Greenville County in Plat Book MM, Page 123 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Pinedale Drive at the joint front corner of lots 11 & 12 and running thence with the common line of said lots S. 19-27 E. 132.5 feet to an iron pin; thence S. 63-10 W. 60 feet to an iron pin the joint rear corner of lots 12 and 13; thence with the common line of said lots, N. 19-27 W. 140.3 feet to an iron pin on the southerly side of Pinedale Drive; thence with said drive, N. 70-30 E., 60 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any 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 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 eighteen (18) inches under the surface of the ground; that the use of said strip of land by the Grantor shall not, in the opinion of the Grantee, interfere or conflict with the use of said strip of land by the Grantee for the

RECORDED IN PLAT BOOK 95 PAGE 37

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