

FILED
GREENVILLE CO. S. C.

1118-401

MAR 1 4 38 PM '83

STATE OF SOUTH CAROLINA)
DONNIE S. TANKERSLEY)
R/M.C.) EASEMENT/AGREEMENT
COUNTY OF GREENVILLE)

WHEREAS, SPINX OIL COMPANY, INC., is the owner of a tract of land situate at the intersection of Piedmont Highway and West Faris Road in Greenville County, South Carolina, more particularly described in a deed from L. S. Spinks (A/K/A L. Stewart Spinks), dated December 28, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1118, at page 77; and,

WHEREAS, L. S. SPINKS is the owner of the adjoining tract of land and has constructed improvements upon his property; and,

WHEREAS, the improvements, as constructed, encroach onto the property of SPINX OIL COMPANY, INC.; AND,

WHEREAS, SPINX OIL COMPANY, INC. desires to acknowledge the existence of such encroachment and provide an easement for the continued existence thereof.

NOW, THEREFORE, in consideration of the premises and the sum of One and no/100 (\$1.00) Dollar paid to it, the receipt of which is hereby acknowledged, SPINX OIL COMPANY, INC. does hereby acknowledge an easement over the affected portion of its property for the continued existence and maintenance of the improvements which encroach thereon; to have and to hold unto L. S. SPINKS, his heirs and assigns.

The aforesaid easement shall be effective for so long as the improvements shall remain upon the premises of the Grantor herein and should the encroaching improvements be damaged by fire or other casualty, they may be restored or repaired as before;

PROVIDED, HOWEVER, that if the improvements shall be abandoned or no longer be used as a car wash facility, this easement shall automatically terminate and be of no further force and effect.

IN WITNESS WHEREOF SPINX OIL COMPANY, INC. has caused these presents

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