

APR 25 11 31 AM '83  
STATE OF SOUTH CAROLINA )  
DONNIE S. WILSON, CLERK )  
COUNTY OF GREENVILLE, S.C. )

EASEMENT AND PARTY WALL AGREEMENT

This Easement and Party Wall Agreement entered into this 15<sup>th</sup> March, 1983 by Cothran and Darby Builders, Inc., hereinafter referred to as "Grantor" and Cleveland Court Joint Venture, hereinafter referred to as "Grantee",

WITNESSETH:

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

WHEREAS there has heretofore been constructed on the aforesaid Lot G of Professional Park on Cleveland a commercial building, the eastern wall of which adjoins and abuts the common boundary line between Lot G of said Professional Park on Cleveland and property owned by the Grantee herein, which common boundary line has a course and distance of N. 28-19 W. 55 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 that certain property described on Exhibit "A" attached hereto, and

WHEREAS the Grantee herein shall construct upon the aforementioned property described on Exhibit "A" hereto a commercial building and desires to connect the western side of the Grantee's commercial building onto the eastern wall of the Grantor's commercial building so that hereafter the eastern wall of the Grantor's building shall act as and be a party wall between the buildings located upon Lot G and the property described on Exhibit "A" hereto and, so that hereafter the eastern wall of the Grantor's building shall be and constitute the western 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 two hundred and fifty and no/100 (\$2,250.00) Dollars in hand paid at and before the sealing of these presents by Cleveland Court Joint Venture, 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 Cleveland Joint Venture, its successors and assigns forever; an easement in and to the eastern 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 Carolina shown and designated as Lot G on a plat at Professional Park on Cleveland 1977 Expansion #2 made by Campbell and Clarkson surveyors dated June 3, 1977, recorded in the RMC Office of Greenville County, South Carolina in Plat Book 5P at Page 96; the eastern wall of said building located upon Lot G abutting the common boundary line between the property described on Exhibit A and Lot G; the common boundary line between said lots being shown thereon as having a course and distance of "...north 28.19 W. 55 feet..."

This easement is granted for the purpose of allowing and permitting the building to be hereafter constructed on the property described on Exhibit "A" attached hereto to be attached to and connected onto the eastern wall of the building heretofore constructed and located on Lot G so that the eastern wall of the building located on Lot G will constitute a support wall for the building to be constructed and located on the property described on Exhibit "A" hereto. The said eastern wall located on Lot G shall hereafter be maintained as a dividing wall or a party wall between the said two buildings; this grant of easement as being appurtenant to and constituting a convenient running with the land of the Grantor in favor of the Grantee and the Grantee's successors and assigns.

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