

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) EASEMENT AND PARTY WALL AGREEMENT

This Easement and Party Wall Agreement entered into this 31 day of March, 1983, by Wayne G. Rogers, M.D., hereinafter referred to as "Grantor" and Cleveland Court Joint Venture, 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 B on Plat of Professional Park on Cleveland 1975 Expansion made by Dale Engineering Company, dated August 8, 1975 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at Page 93, and

WHEREAS, there has heretofore been constructed on the aforesaid Lot B of Professional Park on Cleveland a commercial building, the southern wall of which adjoins and abuts the common boundary line between Lot B of said Professional Park on Cleveland and property owned by the Grantee herein, which common boundary line has a course and distance of N 32-06 E 53.85 feet as shown on the aforementioned plat of Professional Park on Cleveland 1975 Expansion, 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 northern side of the Grantee's commercial building onto the southern wall of the Grantor's commercial building so that hereafter the southern wall of the Grantor's building shall act as and be a party wall between the buildings located upon Lot B and the property described on Exhibit "A" hereto, so that hereafter the southern wall of the Grantor's building shall be and constitute the northern support wall for the Grantee's building.

NOW, THEREFORE, know all men by these presents that Wayne G. Rogers, M.D., in consideration of the sum of Two Thousand Six Hundred Fifty and no/100ths (\$2,650.00) 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 Court Joint Venture, its successors and assigns, forever; an easement in and to the southern 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 B on a plat of Professional Park on Cleveland 1975 Expansion, made by Dale Engineering Company, dated August 8, 1975, recorded in the RMC Office for Greenville, South Carolina, in Plat Book 5-D at Page 93; the southern wall of said building located upon Lot B abutting the common boundary line between the property described on Exhibit "A" and Lot B; the common boundary line between said lots being shown thereon as having a course and distance of "... north 32-06 east 53.85 feet ..."

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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

8.00CD

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
TAX 0600

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ MAY 10 '83  
P.B. 13311  
03.30