

connected onto the eastern wall of the building heretofore constructed and located on Lot B so that the southern wall of the building located on Lot B will constitute a support wall for the building to be constructed and located on the property described on Exhibit "A" hereto. The said southern wall located on Lot B 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 covenant running with the land of the Grantor in favor of the Grantee and the Grantee's successors and assigns.

As further consideration for the Grant of Easement, the Grantor herein and the Grantee herein acknowledge and agree that hereafter each shall share in the maintenance and expenses of upkeep of the southern wall of the building located on said Lot B in proportion of the respective parties' use of said wall.

It is understood that the Grantee shall assume all costs in regard to Grantee's connecting to and constructing improvements for the aforesaid party wall. Any construction of said wall or improvements to the wall shall be built in a good and substantial, workmanlike manner and in conformity with the laws and ordinances of the City of Greenville.

It is also understood that in the erection or improvements of said wall, Grantee shall do as little damage as possible to the premises of the Grantor and Grantee shall make good all such damage to the reasonable satisfaction of the Grantor.

This conveyance is made subject to all restrictions, setback lines, roadways, parking lots, zoning ordinances, easements, rights of way, if any, affecting the above described Grant of Easement, and also subject to restrictive covenants applicable to said property recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1026 at Page 379.

This Grant of Easement is incident to the property conveyed to the Grantor herein by Deed from Peter J. Botzis, dated September 24, 1982, and recorded on September 30, 1982 in the RMC Office for Greenville County, South Carolina, in Deed Book 1174 at Page 797.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging to 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 successors and assigns forever. And the Grantor does hereby bind the Grantor and the Grantor's successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against the Grantor and the Grantor's successors against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor's hand and seal the date and date above written.

WITNESSES:

Wayne G. Rogers, M.D. (SEAL)
WAYNE G. ROGERS, M.D.

Cashley D. Dobbin
or

Nina C. Godfrey