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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
CONDITIONAL EASEMENT AND
AGREEMENT

This Conditional Easement and Agreement entered into by and between Hunters Ridge, a South Carolina Limited Partnership, and Green Valley First Joint Venture, a South Carolina General Partnership, this 12th day of May, 1983.

WHEREAS, on October 20, 1982, Green Valley First Joint Venture conveyed to Paris Point Development, Inc. certain property described in Exhibit A, which is attached hereto and made a part hereof, by deed of record in the Office of the RMC for Greenville County in Deed Book 1176 at Page 133; and,

WHEREAS, as a portion of the consideration for that conveyance, Paris Point Development, Inc. conveyed to Green Valley First Joint Venture an easement through certain property owned by them, which property is going to be used as a private road; and

WHEREAS, the property over which the road is to be constructed has subsequently been conveyed by Paris Point Development, Inc. to Hunters Ridge, a Limited Partnership, who at some time in the future intends to construct a private road along with a guard house for security reasons over the property upon which this conditional easement is located; and

WHEREAS, Green Valley First Joint Venture intends to utilize said private road for ingress and egress to their property which is adjacent to the property owned by Hunters Ridge, a Limited Partnership; and

WHEREAS, there will be certain costs incurred for maintenance of the roadway, and for payment of security personnel and maintenance of the guard house facility; and each of the parties hereto recognizes its obligation to pay its pro rata share of the costs.

W I T N E S S E T H :

Hunters Ridge, a South Carolina Limited Partnership, for itself, its successors and assigns, hereby grants and conveys unto

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