

FILED
GREENVILLE 244

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) EASEMENT

VOL 1195 PAGE 894

WHEREAS, T.M.M. OF GREENVILLE, a South Carolina Limited Partnership hereinafter referred to as "Grantor", is the owner of certain property in the County and State aforesaid being known on the rolls of the Greenville County Tax Collector as Sheet 543.1, Block 1, Lot 17.1; and

WHEREAS, R. Stephen McNair and Paula T. McNair, hereinafter referred to as "Grantees", is the owner of the tract of land being known and described as "Bradford Place" being shown on a plat recorded in Plat Book 9W at Page 28 in the R.M.C. Office for Greenville County, South Carolina; and

WHEREAS, Grantors desire to grant and Grantees desire to accept, a perpetual, non-exclusive easement for the uses and purposes hereinafter set forth for the benefit of the property of the Grantees.

NOW, THEREFORE, for and in consideration of the covenants and conditions herein contained, and the further consideration of the sum of One Thousand (\$1,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to as follows:

1. Grantor grants, sells, bargains, and conveys unto Grantees, as an easement appurtenant to the property of the Grantee, a perpetual non-exclusive easement over, under, and across the property shown on Exhibit "A" attached hereto and by reference made a part hereof (hereinafter referred to as the "Easement Premises") for the purposes of installing, constructing, using, maintaining, and replacing underground sanitary sewer lines and pipes serving the Property of the Grantee or portions thereof. Grantor reserves the right to dedicate and convey said Easement Premises to the City Of Greenville and the County of Greenville.
2. Grantor warrants that it has good and marketable fee simple title to the Easement Premises, and will warrant and forever defend the right and title to the Easement Premises unto the said Grantee against the claims of all person whomsoever.
3. The Grantees covenant and agree to allow the Grantor to have one free tap on the proposed sewer line at no cost to the Grantor.
4. This Easement shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

WITNESS OUR HANDS AND SEALS, this the 25 day of August, 1983.

Signed, sealed and delivered in the presence of:

T.M.M. of GREENVILLE, a South Carolina Limited Partnership
By
Its General Partner.

GREENVILLE COUNTY
106183
SOUTH CAROLINA
SEP-6-83
DOCUMENTARY TAX
0110

[Handwritten signatures]

[Handwritten signature]
R. Stephen McNair

[Handwritten signature]
Paula T. McNair

15(200) 543.1-1-17.1 (40%)

SEE 183

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