

GREENVILLE FILED

FOR THIS COUNTY TO SEE AFFIDAVIT

Book 41 Page 1257

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE)

RIGHT OF WAY AND EASEMENT

KNOW ALL MEN BY THESE PRESENTS that Glen W. Bert (Grantor), in consideration of the sum of Ten and No/100ths (\$10.00) Dollars and other valuable consideration paid by Oxford Development Corporation (Grantee), does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a right of way and easement in and over his tract of land situate in the above State and County on the southern side of East North Street Extension, the deed to which is recorded in the Office of the RMC for said State and County in Deed Book 1171, Page 816, said land being briefly described as a 1.03 acre tract shown on plat entitled "Hilda H. Granger, Trustee for W. R. Hale Estate," prepared by Dalton and Neves, Engineers, dated June, 1981 and being the remaining portion of the property acquired by Grantor by the deed referred to above.

The right of way herein granted runs for a distance of approximately 265 feet along the easternmost boundary line of the property hereinabove described and extends for a distance of 20 feet measured from said easternmost boundary line during construction and thereafter on a permanent basis for a distance of 10 feet measured from said easternmost boundary line, all as appears on a "Drainage Easement Survey for Oxford Development Corporation" dated September 12, 1983, prepared by Piedmont Engineers, Architects and Planners, attached hereto as Exhibit A and by reference made a part hereof.

The Grantor herein represents that there are no liens, mortgages or other encumbrances to a clear title to these lands except as follows: Mortgage to Hilda H. Granger, as Trustee of W. R. Hale Estate dated August 10, 1982 recorded in Mortgage Book 1577, Page 523 of the Greenville County RMC Office; and that he is legally qualified and entitled to grant a right of way and easement with respect to the lands described herein.

The right of way and easement herein granted is intended as an easement appurtenant for the benefit of the property bounding the lands of the Grantor on the east, south and west which adjoining lands are to be acquired by the Grantee; and this right of way does hereby convey to the grantee and its successors and assigns the right and privilege of constructing, operating and maintaining a line or system, together with any necessary adjuncts,

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GREENVILLE COUNTY
 SOUTH CAROLINA COUNTY DOCUMENTARY TAX
 PB 12511
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