

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE )  
EASEMENT AND PARTY WALL AGREEMENT  
KNOW ALL MEN BY THESE PRESENTS, That Greerco Partners, a South Carolina general partnership,

in the consideration of the mutual covenants set forth herein, has granted, bargained, sold, and released, and by these present does grant, bargain, sell and release unto Zeta Partnership, a South Carolina general partnership its successors and assigns:

An easement appurtenant, to run with the dominant tenement, for the 2.1 foot encroachment by a building wall shown on Plat entitled property of Sylvia P. Cheros, recorded in Plat Book 10F at Page 4 in the RMC Office for Greenville County, South Carolina and for a roof and/or gutter overhang along the common boundary line of the parties hereto, together with all and singular the rights, members, hereditaments and appurtenances to said easement belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The parties hereby agree that the building wall situate on the property conveyed to Greerco by deed recorded in deed book 1054 at page 382 and running along the common property line of the parties hereto a distance of approximately 160.7 feet as shown on the above plat is a party wall and cannot be removed or altered without the consent of the owners of the property shown on said plat and the property conveyed to Greerco by the above deed. This appurtenant covenant shall also run with both parcels of land and be binding on the parties and their heirs, successors, executors, administrators and assigns.

SC70 --- 1 DE 183 265

4.0001

(CONTINUED ON NEXT PAGE)

0 7 5 8

4328 RV 21