

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) DEED

KNOW ALL MEN BY THESE PRESENTS that Caesar's Head Community Center, Inc., a corporation chartered under the laws of the State of South Carolina, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Caesar's Head Water Company, Inc.:

ALL that piece, parcel or lot of land containing .11 acre, more or less, situate, lying and being near the eastern edge of Geer Highway, S.C. Highway No. 276, surrounding the present well site, being shown on a drawing entitled "Well Caesar's Head" attached hereto as Exhibit "A" and having the following metes and bounds:

BEGINNING at a point in the center line of the road leading from the Geer Highway to the well, which point is located S. 68-30 E. 80 feet from the eastern side of the Geer Highway and running thence N. 21-30 E. 25 feet to a point; thence S. 68-30 E. 100 feet to a point; thence S. 21-30 W. 50 feet to a point; thence N. 68-30 W. 100 feet to a point; thence N. 21-30 E. 25 feet to the point of beginning.

ALSO: All equipment, apparatus, fixtures and appliances comprising the existing water system serving the development including, but not limited to the water tank, all water lines and fittings, the well pump, and all tools, implements and supplies on hand.

ALSO:

1. An easement over, under and along the water lines herein conveyed which easement shall be of sufficient area to allow for the adequate operations, maintenance and protection thereof; together with an easement over, under and around the present water tank which shall extend over an area within a twenty (20') foot radius of the center of the present tank for the operation, maintenance and protection thereof.

In the event that it becomes necessary at any time to replace the existing water tank or system, the grantor agrees to convey to the grantee an easement of sufficient area to allow for the construction of a new tank and system of sufficient size and capacity to serve the Development.

2. An exclusive easement in, around and to the well, pump house, spring and reservoir, which easement shall extend over an area within a two hundred (200') foot radius from the center of the well as shown and located on the drawing attached hereto as Exhibit "A" (except that portion on the opposite side of the Geer Highway); together with the exclusive right to the use of said well, pump house, spring and reservoir.

3. An easement for the purpose of ingress to, and egress from, the water tank, well, pump house, spring, reservoir and all lines and fixtures comprising the water system to allow for the operation, maintenance and protection thereof.

The above described property is a portion of the property conveyed to the grantor by deed of Coggins Land Company, Inc., recorded May 30, 1976 in Deed Book 1103 at Page 565.

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