

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) EASEMENT

10:44 PM '84

THIS EASEMENT, made the 10TH day of AUGUST, 1984

between BUTLER JOINT VENTURE, as party of the first part, hereinafter called Grantor, and RICHARD D. MITCHELL, as party of the second part, hereinafter called Grantee.

(11)-195-530.5-1-28 (NOTE)

WITNESSETH:

WHEREAS, Grantee is the owner in fee simple of that certain tract or parcel of land which is more particularly described in Exhibit "A" attached hereto and by reference made a part hereof (hereinafter referred to as the "Property"); and

WHEREAS, Grantor is the owner in fee simple of that certain tract or parcel of land which is located near the Property; and

WHEREAS, Grantor desires to grant, and Grantee desires to accept, a perpetual, non-exclusive Easement for the uses and purposes hereinafter set forth for the benefit of the Property.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto Grantee, as an Easement appurtenant to the Property, a perpetual non-exclusive Easement over, under and across the Property of Grantor for the purposes of installing, constructing, using, maintaining, repairing and replacing underground sanitary sewer lines and pipes serving the Property or portions thereof.

The width of said Easement shall be twenty-five (25') feet, except during construction or repair, a width of forty (40') feet may be used for construction or repairs.

The Grantor, its successors and assigns, reserve the right to tap into any sewer line constructed by Grantee, his heirs and assigns, without any tap fee or charge to Grantor, its successors and assigns.

In the event Grantee constructs a sewer line within the Easement, it shall be of a size sufficient to serve the Property of Grantor.

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