

DESCRIPTION OF PROPERTY CONTAINED IN PHASE I
WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME

ALL that certain piece, parcel or lot of land, situate, lying and being on the southeastern intersection of Washington Street and Nash Street, in the City and County of Greenville, South Carolina being shown and designated on a Revised Plat of WASHINGTON PARK EAST, PHASE I, dated October 15, 1984, prepared by Kermit T. Gould, RLS, recorded in the RMC Office for Greenville County in Plat Book 19A at Page 64, and having according to said Plat, the following metes and bounds:

BEGINNING at an iron pin at the intersection of Washington Street and Nash Street and running thence with Washington Street, N 72-45 E, 100 feet to an iron pin; thence S 17-15 E, 150 feet to an iron pin; thence S 72-45 W, 100 feet to an iron pin on the eastern side of Nash Street; thence with Nash Street, N 17-15 W, 150 feet to an iron pin, the point of beginning.

SAVING, EXCEPTING AND RESERVING unto the Sponsor, its successors and assigns, however only in connection with the development of Intended PHASE II and Intended PHASE III of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME as set forth in the Master Deed, an easement for ingress and egress from time to time by foot or vehicular traffic and for utility purposes over the asphalt drive areas lying within the boundary of the submitted PHASE I property as shown on the above-referred to Plat. Said easement is for the mutual benefit of PHASE I and the two Intended Phases of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME and is a non-exclusive appurtenant easement which shall run with the land and is essentially necessary for the enjoyment of all the land and to the development of Intended PHASE II and Intended PHASE III and is for commercial purposes and is transferable by the Sponsor by deed or mortgage in connection with any transfer of Intended PHASE II or Intended PHASE III property as shown on the above-referred to Plat. Utility use as referred to above shall specifically include, but is not limited to, the right to connect to and permanently use the sewer line as shown on said Plat. This easement shall merge into the common use and be a common area of the phases of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME if they are taken into the Regime. WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME shall be responsible for maintenance of the roadway, sewer line and other utility facilities within its property lines.

ALSO an easement for ingress and egress from time to time by foot or vehicular traffic and for utility purposes over the asphalt drive areas designated access easement, lying outside the above-submitted property extending from PHASE I property to Nash Street and from PHASE I property to Washington Street as shown on the above-referred to Plat and set out below. Said easement is for the mutual benefit of Phase I, Intended Phase II and Intended Phase III properties as shown on above-referred to Plat and is a non-exclusive appurtenant easement which shall run with the land and is essentially necessary for the enjoyment of the above described PHASE I property and is for a commercial purpose and shall be transferable by deed, mortgage or otherwise upon any conveyance or transfer of the property conveyed above, whether by condominium unit or otherwise. Utility use as referred to above shall specifically include, but is not limited to, the right to connect to and permanently use the sewer line as shown on said Plat. This easement is to merge into the common use and be a common area of the phases of WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME by amendment along with other common roadway and utility uses shown on future plats of said phases if Intended phases are added to the Regime as provided for in the Master Deed. The Sponsor, its successors and assigns, shall be responsible for one-half the maintenance of the roadway within its boundary and WASHINGTON PARK EAST HORIZONTAL PROPERTY REGIME shall be responsible for the other one-half of this roadway maintenance. The Sponsor, its successors and assigns shall be responsible for all of the maintenance of sewer lines and other utility easement facilities within its property lines. A metes and bounds description of these access easement areas according to above plat is as follows: AS TO THE NASH STREET EASEMENT: Beginning at an iron pin on the west side of Nash Street at the joint corner of Phase I property and Intended Phase III property; thence with Nash Street N 23-51 W 96.1 feet to old iron pin; thence S 80-36 E 30 feet to iron pin; thence N 16-53 E 104 feet to iron pin; thence S 72-45 W 22 feet to beginning corner. AS TO THE WASHINGTON STREET EASEMENT: Beginning at an iron pin on the south side of Washington Street at the joint corners of Phase I property and Intended Phase II property; thence with joint line of said lot S 17-15E 25 feet to an iron pin; thence N 26-35 E 34.66 feet to an iron pin on Washington Street; thence with Washington Street S 72-46W 24 feet to beginning.

DERIVATION: Deed from Blue Ridge Production Credit Association, recorded September 10, 1981, in Deed Book 1154, page 880. Concerning Easements, see Deed Book 1159, Page 652; Deed Book 1162, page 662, and Deed Book 1164, page 323.

REVISED EXHIBIT "A"

RECORDED IN DEED BOOK 1154

B 6 2 0



 [Handwritten signature and initials, possibly 'JPP']