

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

GREENVILLE CO. S.C.

SEP 17 PM '80  
HARRISLEY  
RMC

BOOK 1133 PAGE 151

EXCLUSIVE EASEMENT

LEATHERWOOD, WALKER, TODD & MANN

KNOW ALL MEN BY THESE PRESENTS, that MAR, Inc., a North Carolina Corporation, whose address is P. O. Box 32457 \_\_\_\_\_, City of Charlotte, State of North Carolina [hereinafter referred to as "Grantor"], in consideration of Two thousand five hundred and no/100 (\$2,500.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Foxfire Associates, a North Carolina Limited Partnership, whose address is P. O. Box 5067 \_\_\_\_\_ City of

Winston-Salem \_\_\_\_\_, State of North Carolina [hereinafter referred to as "Grantee(s)"], an exclusive and perpetual easement for ingress and egress purposes over and across the property owned by Grantor and to the benefit of lands owned by Grantee adjacent to lands of Grantor and entitled Foxfire Apartments and more fully described as follows:

That certain piece or parcel of land located on the northern side of Sulphur Springs Rd., Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Easement for 1980 Equidyne Properties II" by James D. Crain dated 9/8/80: BEGINNING at a nail and bottle cap on the northern right of way of Sulphur Springs Rd. at the joint front corner of property now owned by the Grantor and Grantee herein and running thence with said right right of way, N. 89-08 E. 12.95 feet to a point; thence N. 9-39 W. 220.22 feet to a point; thence N. 21-59 E. 16.21 feet to a point; thence N. 43-07 E. 102.70 feet to an iron pin; thence with the joint boundary line of properties of the Grantor and Grantee herein, S. 61-43 W. 121.0 feet to a point and S. 12-15 E. 256.0 feet to the Point of Beginning;

ALSO, that certain piece or parcel of land in Greenville County, South Carolina, having the following metes and bounds according to the aforesaid plat: to reach the point of beginning, commence at the joint front corner of property now owned by the Grantor and Grantee herein located on the northern right of way of Sulphur Springs Rd. and run thence N. 12-15 W. 256.0 feet to a point; thence N. 61-43 W. 121 feet to an iron pin; thence N. 16-36 W. 30.8 feet to a point, being the Point of Beginning; thence from said Point of Beginning, run N. 19-24 E. 122.0 feet to a point; thence N. 79-51 W. 25 feet to a point; thence S. 19-24 W. 84 feet to a point; thence S. 16-36 E. 42 feet to the Point of Beginning; and being portions of the property conveyed to the Grantor herein by Deed recorded December 28, 1979 in Deed Book 1118, at Page 38.

together with all and singular the rights, members, hereditaments and appurtenances to said premises 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 or successors and assigns, forever. And, the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the Grantee(s) and the Grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officer(s) this 8<sup>th</sup> day of September, 1980.

SIGNED, sealed and delivered in the presence of:

F. Douglas P. Evans  
Catherine N. Thompson

MAR, Inc., a North Carolina Corporation (SEAL)

BY: [Signature]  
President

BY: [Signature]  
Asst. Secretary

RECORDED  
SEP 16 1980

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