Fred H. Leffert, FILED

3-B Cleveland Court 00. S. C. MAN TO

Greenville, S. C. GADDY & GADDY

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

EASEMENT AND PARTY WALL AGREEMENT

This Easement and Party Wall Agreement entered into this day of September, 1981, by and between Thomas Lucas Tiller, Jr., hereinafter referred to as "Grantor" and Fred H. Leffert, hereinafter referred to as "Grantee":

$\underline{W} \underline{I} \underline{T} \underline{N} \underline{E} \underline{S} \underline{S} \underline{E} \underline{T} \underline{H}$:

WHEREAS, Grantor is the owner of property hereinafter described as Lot E on a plat of Professional Park on Cleveland 1977 Expansion No. 2, dated June 3, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, Page 96, and

WHEREAS, there has heretofore been constructed upon the aforesaid Lot E of Professional Park on Cleveland a commercial building, the eastern wall of which adjoins and abuts the common boundary line between Lots E and F of said Professional Park on Cleveland, which common boundary line has a course and distance of N. 28-19 W., 55.42 feet as shown on the aforementioned plat of Professional Park on Cleveland 1977 Expansion No. 2, and

WHEREAS, the Grantee herein is now or shall become the owner of Lot F as shown on the aforementioned plat of Professional Park on Cleveland 1977 Expansion No. 2, and

WHEREAS, the Grantee herein shall construct upon the aforementioned Lot F of Professional Park on Cleveland a commercial building and desires to connect the western side of the Grantee's commercial building onto the eastern wall of the Grantor's commercial building so that hereafter the eastern wall of the Grantor's building shall act as and be a party wall between the buildings located upon Lots E and F of Professional Park on Cleveland and so that hereafter the eastern wall of the Grantor's building shall be and constitute the western support wall for the Grantee's building, and

WHEREAS, the Grantee further desires to make certain modifications to the said eastern wall of the Grantor's building so that there shall be certain passage way(s) created in and through the eastern wall of the Grantor's building; the construction of the Grantee's building and the modifications to the eastern wall and any other areas of the Grantor's building to be in accordance with plans and specifications prepared by Neal, Prince & Browning Architects, Inc., all of which plans and specifications are incorporated herein by reference, and

WHEREAS, the Grantor and the Grantee herein have heretofore entered into a Contract For Sale And Agreement, dated August 7, 1981, providing, among other things, for the modification of the eastern wall and other areas of the Grantor's said building; this Contract For Sale And Agreement having been recorded in the R.M.C. Office for Greenville County in Deed Book $15 \, H$, Page 850, and the terms and provisions thereof being incorporated herein by reference,

NOW, THEREFORE, know all men by these presents that Thomas Lucas Tiller, Jr., in consideration of the sum of One (\$1.00) Dollar in hand paid at and before the sealing of these presence

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