

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NO. 1176 PAGE 743

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Peter S.

Van Nort and Lynda R. Van Nort (hereinafter called "Grantors") in consideration of Ten and no/100 (\$10.00) Dollars paid by J.M.S., Inc., a South Carolina corporation (hereinafter called "Grantee"), receipt and sufficiency of which is hereby acknowledged, do hereby grant and convey unto the Grantee, its successors and assigns, an easement over and upon the following property:

A 15-foot strip of land in the County of Greenville, South Carolina, being located along the southwestern portion of property of Grantors, designated as Part of Lot 12 on a plat entitled "Property of Rosa F. Douglas", prepared by Dalton & Neves, dated April, 1959, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5Y at Page 100, the easement herein granted being more specifically described according to plat prepared by W. R. Williams, Jr., Engineer/Surveyor, dated March 8, 1982 and entitled "Easement of J.M.S., INC.", attached hereto and made a part hereof by reference.

This easement is located upon a portion of the property conveyed to the Grantors herein by deed of Daniel Rhoades, dated January 2, 1981 and filed of record in the R.M.C. Office for Greenville County, South Carolina on January 2, 1981 in Deed Book 1140, at Page 57.

The easement herein granted does convey to the Grantee, its successors and assigns, the right and privilege of entering upon the above-referenced property for the sole and specific purpose of providing ingress and egress to Parkins Lake as may from time to time be required for proper maintenance and repair of Parkins Lake and the dam so that all agents, laborers, equipment and materials reasonable and proper for appropriate and adequate maintenance of the lake and dam may have access thereto. Provided, however, that such ingress and egress shall be limited to such reasonable times as do not interfere with use and enjoyment of Grantors' property, and upon advance notice. The cost of any repairs required to correct any damage to the driveway or other portions of Grantors' property shall be borne by Grantee hereunder.

This easement is to be appurtenant to and run with the above-referenced property of Grantors.

15(500) M 14.2-1-23 & 28 (Note)

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