

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

EASEMENT

40

461

KNOW ALL MEN BY THESE PRESENTS, that I, Ruth F. Presnell

in consideration of Ten Dollars - (\$10.00) and other valuable consideration -----Dollars.

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Edith Louisa Philpot, her heirs and assigns forever:

An easement for ingress and egress from time to time by foot or vehicular traffic and for utility use over a 25 foot wide strip of land running a distance of 337 feet which is specifically described below. Said easement is to run from Sulphur Springs Road to property conveyed to the Grantee by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1073 at page 123, and is for the mutual benefit of property of the Grantor and the Grantee and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the property owned by the Grantee and shall be transmissible by deed or otherwise upon any conveyance or transfer of the property of the Grantee referred to above. No structure nor improvement of any kind other than normal road paving and other materials connected with normal utility usage which does not interfere with ingress and egress shall be allowed on the 25 foot strip. All parties are allowed to make any improvement desired to improve easement area for the usage allowed. Also, the Grantor agrees that in the event the County of Greenville accepts the easement area as a public road, to convey same to County. It is specifically understood and agreed that the above conveyance in no way obligates the Grantor to make any improvements to the subject property. The easement area is described as follows:

ALL that certain piece, parcel or lot of land on the east side of Sulphur Springs road in Greenville County, State of South Carolina, and being a 25 foot wide strip of property which runs parallel with the lines of property recently conveyed by the grantor to Edith Louisa Philpot, and having approximate metes and bounds as follows:

- 308 - 310 - 2 - 11.9 (NOTE)

BEGINNING at an iron pin on the Eastern side of Sulphur Springs Road at the joint front corner of property of the grantor and grantee, thence with the joint line of their property, S. 72-43 E., 329.5 feet to an iron pin; thence in a southwesterly direction to the closest point on the joint line of the grantor and Tucker, said distance being 25 feet; thence N. 72-43 W., 329.5 feet more or less to a point on the eastern side of Sulphur Springs Road; thence with the eastern side of Sulphur Springs Road, N. 21-53 E., 25 feet to the point of beginning.

For deed into Grantor, see deed from Charles C. Tucker and Sarah F. Tucker dated April 20<sup>th</sup> 1975, and recorded in the R.M.C. Office for Greenville County in Deed Book 1073 at page 816.

The Grantee's mailing address is 651 Sulphur Springs Road, Greenville, SC 29651

3 MY 8 78 063

2.50CT

RECEIVED  
MAY 10 1978  
GREENVILLE COUNTY

GREENVILLE COUNTY  
RECEIVED  
MAY 10 1978  
\$00.55

4328 RV.2

0820