

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
EASEMENT OR RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, The City of Greenville, South Carolina (Grantor), in consideration of the sum of Ten and No/100 (\$10.00) Dollars in hand paid by R. E. Gregory & Co., Ltd., a South Carolina Limited Partnership, the receipt whereof is hereby acknowledged, does hereby grant unto said R. E. Gregory & Co., Ltd., a South Carolina Limited Partnership, his successors and assigns (Grantee):

The right, privilege and easement over the property belonging to The City of Greenville, South Carolina, being that 25 foot strip of land shown at Block Book No. 48-4-9.1 and being a portion of the property conveyed to The City of Greenville, South Carolina by deed from William Goldsmith recorded on April 16, 1937 in Deed Volume 193 at page 107. Said 25 foot strip runs along the rear lot line of adjacent property owned by R. E. Gregory & Co., Ltd., a South Carolina Limited Partnership, shown at Lots 8 and 8.1 in Block 4 of Greenville County Block Book Sheet 48.

This easement is granted to the Grantee as a means of ingress and egress in connection with adjacent premises. Grantee or authorized agents thereof shall have the right at all times to enter upon said strip of land for the purpose of using and maintaining said area as a parking area and shall have the right to make necessary repairs, grading, paving, landscaping and beautification in order to keep said ingress/egress area clear of any and all obstructions.

Grantor expressly prohibits Grantee from excavating within the easement area.

Grantor expressly reserves the right to terminate this easement, upon 30 days written notice to Grantee, if needed by Grantor for a public purpose, at no cost to or liability of Grantor.

Grantor reserves the right of access to said 25 foot strip for purposes of placing and/or filling in dirt at or near the site of previous excavations, when Grantor deems necessary, without any liability by Grantor to Grantee for any claim or loss, including for any claim of loss of parking space.

Grantee hereby saves Grantor harmless from any and all claims, damages or causes of actions arising out of Grantee's use of the property subject to this easement.

This easement shall run with and benefit the land and shall inure to the benefit of Grantee, his successors and assigns.

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