

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
MAY 8 9 46 31 '91
R.M.C.)
JAMES H. HANCOCK)
JAMES H. HANCOCK)
JAMES H. HANCOCK)

EASEMENT AND MAINTENANCE
AGREEMENT

This Easement And Maintenance Agreement made and entered into this 24th day of April, 1984, by and between MICHAEL W. PAYNE, M.D. and LAWRENCE W. FREEMAN, M.D., both residents of Greenville, South Carolina, hereinafter referred to as "PAYNE and FREEMAN", and G. J. HUGHES, JR., a resident of the County of Greenville, State of South Carolina, hereinafter referred to as "HUGHES".

WITNESSETH:

WHEREAS, Payne and Freeman are the owners of certain real estate located in Greenville County, South Carolina, identified as Tracts 1 and 2 on survey entitled, "Plat For Hughes-Gilreath Real Estate, Inc., Prepared By Webb Surveying And Mapping Company, Dated January 9, 1984", a copy of which is attached hereto and marked Exhibit "A" and,

WHEREAS, Hughes is the owner of Tract 3 shown on Exhibit "A" and,

WHEREAS, Payne and Freeman intend to construct upon Parcel No. 1 an office building, some of the parking for which shall be located on Parcel 2 and,

WHEREAS, Hughes intends to construct or cause to be constructed an office building on Parcel 3 and, in order to provide for the orderly development of both parcels, each must agree with the other for the right to use certain portions of the property described herein for ingress and egress and parking.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties do mutually agree as follows:

1. Hughes does hereby give and grant to Payne and Freeman, their heirs and assigns, a non-exclusive easement for ingress and egress over, across and upon that portion of Parcel No. 3 shown as a strip of land approximately 24.34 feet in width, extending in a westerly direction from the right-of-way of Bear Drive to a point represented on Exhibit "A" by a hatched line, and thence, in a southerly direction along the southeastern perimeter of Parcel 3 to the southern perimeter thereof,

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