

FEB 9 2 49 PM 1965

BOOK 767 PAGE 196

State of South Carolina,
OLLIE HAYNSWORTH

County of GREENVILLE

Butler Township, Greenville County, State of South Carolina, being shown on a plat prepared by Pickell & Pickell, dated September 16, 1960, entitled "Property of Hugh B. Croxton", and being more particularly described in a deed dated November 1, 1961 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 686 at page 229; and

WHEREAS, Hugh B. Croxton, hereinafter referred to as the Grantor, is the owner of a 14.85 acre tract situate, lying and being on the Southern side of Roper Mountain Road,

WHEREAS, Richard C. Rountree, hereinafter referred to as the Grantee is the owner of a 3.65 tract of land situate, lying and being on the North-western side of Huntington Road being shown on a plat prepared by Piedmont Engineers and Architects, dated January 10, 1965, entitled "Survey for Richard C. Rountree", and being more particularly described in a deed dated January 29, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 767, at page 103; which premises are adjacent to the premises of the Grantor herein; and

WHEREAS, the Grantee herein desires a sight easement over and across a portion of the property of the Grantor herein.
NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That I, Hugh B. Croxton, in the state afore-said, in consideration of the sum of

~~the sum of~~ in consideration of the sum of

One and No/100ths (\$1.00)----- Dollars,

to me in hand paid at and before the sealing of these presents by
Richard C. Rountree

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Richard C. Rountree, his heirs and assigns:

A Sight Easement over and across

All that piece, parcel or lot of land situate, lying and being on the Eastern bank of Huntington (Harper-Croxton) Lake, Butler Township, Greenville County, South Carolina, being known and designated as "Sight Easement" as shown on a plat prepared by Piedmont Engineers and Architects, dated January 10, 1965, entitled "Survey for Richard C. Rountree", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book III at page 23, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at or near the water level of Huntington (Harper-Croxton) Lake and at the Northwestern corner of other property of the Grantee herein and running thence with the line of the said other property of the Grantee herein S. 85-58 E. 140 feet to an iron pin; thence with the line of other property of the Grantor herein N. 47-28 W. 158.6 feet to an iron pin at or near the water level of Huntington (Harper-Croxton) Lake; thence with the water level of said lake as the line having a traverse line of S. 13-15 W. 100 feet to the point of beginning.

The Grantor herein covenants and agrees with the Grantee herein to refrain from erecting or causing to be erected on the premises hereinabove described, or any part thereof, any building or structure of any kind whatsoever, or any fence, wall, railing, hedge or similar inclosure any part of which shall exceed the height of five (5) feet above the ground. This easement shall not, however, in any way prevent the Grantor from planting and maintaining shade and fruit trees and shrubs of any kind or from maintaining any existing shade or fruit trees and shrubs or from utilizing the premises in any manner not inconsistent with the provisions hereof.

This covenant is expressly declared to run with both the Grantor's and the Grantee's parcels of land hereinabove described in the preamble and to be for the benefit of the said Grantee's premises.

(CONTINUED ON NEXT PAGE)