

STATE OF SOUTH CAROLINA )  
 ) EASEMENT AGREEMENT  
COUNTY OF GREENVILLE )

This agreement, made and entered into this 5<sup>th</sup> day of January, 1978, by and between Milford D. Kelly, hereinafter referred to as "Grantor" and Jack R. Porter and Betty B. Porter, hereinafter referred to as "Grantees",

WITNESSETH

WHEREAS, Grantor is the owner of the property described in Exhibit "A", annexed hereto and made a part hereof by reference, and Grantor is this day conveying to Grantees the property described in Exhibit "B", annexed hereto and made a part hereof by reference, consisting of 2.00 acres, together with a 30-foot easement for ingress and egress from West Georgia Road to said 2.00 acre tract, and

WHEREAS, the parties desire to create other easements concerning said properties.

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

1. The Grantor does hereby grant, bargain, sell and release unto the Grantees, their heirs and assigns:
  - a. An easement for a water line and electric line from West Georgia Road to said 2.00 acre tract located within said 30-foot easement. Grantees shall have the right to install, maintain and repair said water line and electric line and shall be required to put the property back in the same condition it was in prior to any installation, maintenance and repairs.
  - b. An easement for the installation and maintenance of a sign on the property of Grantor located on the southern side of West Georgia Road and on the eastern side of said 30-foot easement. The sign may not be located further than <sup>15 feet</sup> 15 feet from the southern right-of-way of West Georgia Road, nor further than <sup>7 feet</sup> 7 feet from the eastern edge of said 30-foot easement.

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