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Purchaser the exclusive right of ingress, egress and use of three parking spaces located west of the property conveyed by Seller to Purchaser in the above-mentioned deed on the southernmost or rear line of property identified on the Greenville County Tax Maps as the western portion of Lot 2 and the easternmost portion of Lot 5 of Block 3 on Sheet 14 in Tax District 500, which easement shall likewise be for a period of seven years from the date of the deed of conveyance above-mentioned from the Seller to the Purchaser. The Seller reserves the right to terminate both of said easements for parking spaces prior to the expiration of the seven year term by written notice to the Purchaser and the simultaneous delivery to the Purchaser of a Release of said easements signed by the Seller in recordable form.

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3) The Seller and the Purchaser agree that certain masonry walls forming the boundary between the building known as 515 Buncombe Street owned by the Seller and 517 Buncombe Street owned by the Purchaser shall be party walls. These walls are shown on a plat of the property of Walter S. Griffin, Jr. made by Piedmont Engineers, Architects and Planners dated January 9, 1978 as S. 47-37 W., 98.63 feet running from Buncombe Street adjoining property retained by Seller and N. 42-23 W., 30.68 feet and S. 47-37 W., 26.54 feet to a point in the rear of the premises. The Seller and the Purchaser shall each own one equal undivided moiety of the length, height and depth of said party walls reserving to each party the full enjoyment of that portion of the wall adjoining the property of such party, provided, that each party shall pay one-half of the costs of repair and rebuilding such party walls unless the damage thereto shall have been caused solely by the other party hereto or anyone acting under such party. Provided, further, that as to a segment of said party wall located a distance of approximate 25 feet from Buncombe Street formed by an offset in the wall of a building conveyed to Purchaser known as 517 Buncombe Street with a building retained by Seller known as 515 Buncombe Street neither of the parties without the consent of the other shall place any signs, or other advertisement on the exterior portion of said wall.

4) In the event the Seller should ever sell the premises retained by him known as 515 Buncombe Street (and the rear portion

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