

GREENVILLE CO. S.C.

PLAT 255

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

WELL RIGHTS
AND
EASEMENT

WHEREAS, Grantor is the owner of a tract of land described as the three northern most lots on plat prepared for Richard H. Wallace, Jr. by Arbor Engineering, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P, Page 95 and having the metes and bounds as shown on said plat and being the same property described in deeds of Jane Stewart Wallace to Grantor as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1060, Pages 641 through 646 bearing the block book references of 540.4-1-9.2, 9.3 and 9.4;

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WHEREAS, Grantee is the owner of a tract of land a portion of which is adjacent to a portion of that owned by Grantor described above, which tract of land contains 3.099 acres as shown on plat of Arbor Engineering, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P, Page 95, and having the metes and bounds as set forth thereon and being the same property described in deed of Jane Stewart Wallace to Grantee recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1064, Page 96;

WHEREAS, there is on the above mentioned tract of land of Grantor a well, together with casing, pump, and engine used in connection therewith, all of which belongs to Grantor, which well is located approximately S 68-43 E thirty (30) feet from the rear lot line, being the creek, and approximately S 32-15 W one hundred twenty (120) feet from the common side lot line of Grantor and Grantee;

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WHEREAS, Grantor desires to convey to Grantee an interest in said well, and Grantee desires to acquire said interest;

NOW, THEREFORE, know all men by these presents that James B. Snoddy for and in consideration of One Dollar (\$1.00) and the provisions set forth below, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Daniel M. Salle and Dawn L. Salle, their heirs and assigns forever an undivided one-half interest in and to the above mentioned well, casing, pump, and engine, and a right to take one-half of the water from the well and to convey such water from the well to Grantee's above described tract of land by pipe. Grantor hereby grants to Grantee for the use and purpose of conveying such water as above described, an easement on, in, over, and across, a strip of land not to exceed five feet in width, beginning at the well and running at or near S 23-15 W 120 feet to Grantee's property. This easement is for the benefit of and appurtenant to Grantee's land as described above.

GRANTEE agrees, his heirs and assigns, shall bear one-half of all expenses incurred in the operation of the above described pump and engine and one-half of all the expenses connected with the maintenance of the well and all accessories thereto, and that Grantee, his heirs and assigns, shall keep and maintain their pipe in good order so that there will be no leakage or seepage therefrom or any defects that may cause injury to the land and premises of Grantor or loss of water from Grantor's well:

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, this interest to run with the land.

THE Grantor does hereby bind himself, his heirs successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantees, their heirs, successors and assigns against the Grantor, his heirs, successors and assigns and against every person whosoever lawfully claiming or to claim the same or any part hereof.

RECORD

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