

SEP 30 12 17 PM '82

STATE OF SOUTH CAROLINA) AMENDMENT TO DECLARATION OF
) EASEMENTS AND COVENANTS
COUNTY OF GREENVILLE) (Book 1143 at page 17)

WHEREAS, CENTER ASSOCIATES (Declarant), by Declaration of Easements and Covenants, dated February 19, 1981, recorded in the Office of the RMC for Greenville County in Deed Book 1143 at page 17, established certain easements and restrictions on property owned by the Declarant shown and delineated as Parcels A, B, C, D and E on a plat prepared for Edens & McTeer, Inc. by Civil Engineering of Columbia, dated March 21, 1980, last revised on January 29, 1981, recorded in the Office of the RMC for Greenville County in Plat Book 8-I at page 66 and 67; and

WHEREAS, Declarant desires to amend the Declaration so as to provide for a non-exclusive easement for ingress and egress across Parcels A and B to Parcel E.

THEREFORE, Declarant, for itself, its successors, successors in title and assigns, hereby declares, establishes, grants, conveys and provides as follows:

1. Declarant imposes on Parcel A and Parcel B for the benefit of Declarant and future owners and occupants and mortgagees of Parcel E, a non-exclusive easement for ingress and egress for vehicular and pedestrian traffic over and across the driveways now or hereafter situated upon the common areas of Parcel A and Parcel B. nothing herein shall prohibit the relocation or rearrangement of the common areas from time to time existing on Parcel A and on Parcel B, provided that at least one reasonable means of access is provided for the common areas of Parcels A and B between Parcel E and U. S. Highway number 29. Any damage to the common areas occasioned by the paving of the easement area beyond existing pavement including damage to curbing shall be promptly repaired by the owner of Parcel E.

2. Declarant hereby establishes for the benefit of Declarant and the owners or occupants of any portion of Parcel E and Parcel D a non-exclusive easement in, under, over and across any and all portions of the common areas of Parcels A, B and C for the installation, use, maintenance, repair and replacement of utility lines of all types including wires, pipes, conduits, sewers, drainage lines, ditches, retention ponds, manholes, headers and other utilities necessary to develop and use Parcel E and Parcel D. Any facilities installed under this paragraph shall be located so as not to unreasonably interfere with the use or occupancy of any existing building (or proposed building on Parcel C) and any damage to the common areas occasioned by the installation or maintenance of such lines shall be promptly repaired and restored at the cost and expense of the party causing such work to be performed.

3. Paragraph 1 of the Declaration is amended to read as follows:

Declarant imposes on Parcel "A" for the benefit of Declarant and future owners and occupants and mortgagees of Parcel "D" a non-exclusive easement for ingress and egress for vehicular and pedestrian traffic over and across driveways now or hereafter situated upon the common areas of Parcel A to and from both the northern boundary and the eastern boundary of Parcel D to and from

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