

FILED
GREENVILLE CO S.C.

Vol 1183 rec 498

MAR 2 3 37 PM '83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)
DONNE S. PARKERSLEY
R.M.C. PERPETUAL EASEMENT

KNOW ALL MEN BY THESE PRESENTS that Chanticleer Real Estate, Inc. a South Carolina Corporation, hereinafter referred to as Grantor, in consideration of the sum of One and No/100 (\$1.00) Dollar and the premises to the Grantor in hand paid at and before the signing and delivery of these presents by Chanticleer Townhouse Property Owners' Assoc., Inc., a South Carolina Eleemosynary Corporation, and College Properties, Inc., a South Carolina Corporation, hereinafter referred to as Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and release unto Chanticleer Townhouse Property Owners' Assoc., Inc. and College Properties, Inc. (Grantees), their successors and assigns forever:

A perpetual easement and right of way in and over the private road being described herein for use as a roadway for ingress and egress from the public road known as Garden Trail in Chanticleer Subdivision to the property containing 33.67 acres this day being conveyed by the Grantor to the Grantee, College Properties, Inc., together with all incidental purposes relating thereto, which easement property is more fully described as follows:

ALL that piece, parcel or strip of land lying between that public road known as Garden Trail and ending at the property containing 33.67 acres this day being conveyed by the Grantor to the Grantee, College Properties, Inc., and having according to a survey entitled "Chanticleer Townhouses Boundary and Site Plan, Phase II" prepared by Arbor Engineering, Inc. dated February 22, 1983 being recorded in the RMC Office for Greenville County in Plat Book 9-J at Page 76, 77, the following courses and distances, to-wit:

BEGINNING at a point in Garden Trail at the corner of Lot No. 181 and running thence N. 80-31 E. 50 feet to a point at the corner of Lot 180; thence continuing with the courses shown on said plat the following distances: 97 feet, 140 feet, 91.3 feet, 123.9 feet, 127.5 feet, 159 feet, 50 feet, 35.7 feet, 96.8 feet, 28.2 feet, 27.5 feet, 92.24 feet, 35 feet, 53.1 feet, 129.9 feet, 137.3 feet, 86.9 feet, 147.8 feet and 106 feet to the BEGINNING corner. Said private road is jointly owned by the Grantor and the Greenville Country Club and has a uniform width of 50 feet; thence continuing with the end of said road as appears on said plat the courses shown as a center line, the following distances: 157.92 feet, 204.88 feet, 129.91 feet, 54.26 feet, 196.95 feet, 107.91 feet, 98.37 feet, 173.07 feet, 126.49 feet, 193.59 feet, 198.39 feet, 156.94 feet, 86.49 feet, 99.1 feet, 92.08 feet, 151.55 feet, 91.86 feet, 192.28 feet, 170.47 feet, 108.92 feet,