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KNOW ALL MEN BY THESE PRESENTS that Greenville Country Club, Greenville, S. C. ("Grantor") in consideration of One and No/100 (\$1.00) Dollar to the Grantor in hand paid at and before the sealing of these presents by College Properties, Inc. ("Grantee"), the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release an Easement unto College Properties, Inc., its successors and assigns forever, in accordance with the following terms and conditions:

(1) Grantor conveys to Grantee an Easement Appurtenant for the installation, use and maintenance of a sewer line, pipes, manholes, valves and appurtenances installed and located in the State of South Carolina, County of Greenville, in or near Chanticleer Golf Course and Chanticleer Townhouses, Phase II Subdivision being more fully described as follows:

That sanitary sewer line with attachments and appurtenances, running from the existing sanitary sewer in Chanticleer Golf Course in a southeasterly direction approximately 110 feet to the northwestern corner of Lot No. 52 and running along the rear of Lots 52, 53, 54 & 55 in the easement area owned by the Grantor (See Deed recorded in the RMC Office for Greenville County in Deed Book 1093 at Page 952) all as more fully appears in Exhibit "A" prepared by Arbor Engineering, Inc. dated August 25, 1983 being attached hereto as Exhibit "A" and made a part hereof.

- (2) The within easement includes the right to construct, operate, maintain, repair or replace said sewer line as may be needed from time to time. The sewer right of way shall be 40 feet wide during construction and thereafter it shall be 25 feet in width (12 1/2 feet on each side of the sewer line).
- (3) Grantee in accepting the within easement agrees to construct said sewer line with a minimum amount of inconvenience to Grantor in Grantor's operation and maintenance of the Chanticleer Golf Course. Grantee further represents and warrants that it will repair any and all damage of every nature to the property or easement property of Grantor and Grantee shall not

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