

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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EASEMENT FOR INGRESS AND EGRESS

KNOW ALL MEN BY THESE PRESENTS that City of Mauldin, S. C., a political subdivision ("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 First Federal Savings and Loan Association of South Carolina ("Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents do grant, bargain, sell and release an Easement unto First Federal Savings and Loan Association of South Carolina, its successors and assigns forever, in accordance with the following terms and conditions:

(1) Grantor conveys to Grantee an Easement Appurtenant over a private road or drive for purposes of ingress and egress which easement area and private road is more fully described as follows:

ALL that piece, parcel or strip of land having a uniform right of way width of approximately fifty (50') feet and having a uniform length of 99.92 feet as more fully appears on Exhibit "A" being attached hereto and made a part hereof. Said easement property is located on property of the Grantor. Property of the Grantee lies immediately south and immediately north of the easement property as is shown on said Exhibit.

(2) On the above described property Grantee, at its expense, will construct a private road at such time as it is reasonably convenient to Grantee. Grantee shall maintain said private road and repair the same as it deems necessary or desirable.

(3) Grantor agrees that the within easement is an easement appurtenant and shall be deemed a covenant running with the land. Grantor further acknowledges that the within easement is exclusive to Grantee, its successors and assigns. Grantee intends to use said easement and private road as a means of ingress and egress from East Butler Road to other property of Grantee lying north of the easement property. However, Grantee in accepting the within easement agrees to let Grantor use said

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