

WHEREAS, the parties hereto wish to enter into an agreement for the mutual joint, unobstructed, free access and use of said lots for ingress, egress, and parking to and from each of the respective properties referred to hereinabove;

NOW, THEREFORE, in consideration of the sum of One and No/100 (\$1.00) Dollar, to each of the undersigned in hand paid by the other, the receipt and sufficiency of which is hereby acknowledged, and other mutual valuable considerations, covenants and conditions set forth hereinbelow, Ward S. Stone, Jr., as the owner of the northern half of Lot No. 9 referred to hereinabove, and Gregory N. Bentzel, as the owner of the southern half of Lot No. 9 referred to hereinabove, do hereby mutually grant, bargain, sell and release unto each other, their successors, heirs and assigns, forever:

A perpetual right-of-way and/or easement for ingress, egress and parking over, through and upon the northern and southern one-half portions of Lot No. 9 and owned by the respective parties as hereinabove stated. Said right-of-way and/or easement shall be maintained as a common driveway and parking lot, as it currently exists, and shall be mutually used by Ward S. Stone, Jr., his heirs and assigns, and Gregory N. Bentzel, his heirs and assigns, for all purposes for which parking lots are commonly used. In addition hereto, Ward S. Stone, Jr. and Gregory N. Bentzel specifically agree to keep said common driveway unobstructed for the free access to and from the respective properties described hereinabove, and agree to divide the maintenance expense for same fifty-fifty basis. In the event any

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