GREENVILLE CO. S. C.
MCY 21 12 JO PH '73

DONNIE S. TAMMERSLEY

R.M.C.

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STATE OF SOUTH CAROLINA

EASEMENT AND RIGHT-OF-WAY

COUNTY OF GREENVILLE

In consideration of One (\$ 1.00) Dollar and the premises, Southland Properties, Inc. hereby conveys to The Janus Corporation, its successors and assigns forever, the right, privilege and easement to convey surface water arising from the property of The Janus Corporation across property of Southland Properties, Inc., known as Stratton Place, to the creek running through Stratton Place.

This easement is more fully designated as a ten (10) foot drainage easement on a plat prepared by Piedmont Engineers and Architects dated September 12, 1973, a copy of which is attached hereto. The center line of said easement is located on the common line of the parties, ninety-five (95) feet from property now or formerly owned by Gibson, and continues to the creek at an angle of forty-five (45 °) degrees from the line of the sewer right-of-way, as shown on said plat.

During the construction of this easement the right-of-way shall be a total of forty (40) feet (twenty (20) feet on each side of the center line), and upon completion of said construction the right-of-way shall continue as a permanent easement a total of ten (10) feet (five (5) feet on each side of the center line).

After completion of construction this drainage will be accomplished in such a manner as there will be no open ditch and all drainage shall be through underground piping, unless otherwise agreed to by written consent of the grantee herein.

Prior to beginning construction. The Janus Corporation shall have the proposed center line of the pipeline staked out in the field so as to miss trees and shall contact Southland Properties to inspect its location. Southland Properties reserves the right to have the easement relocated if, in its opinion, the proposed field location of the line affects too many trees and shrubs. No tree having a diameter of more than 6 inches may be cut without the permission of Southland Properties. After construction, The Janus Corporation agrees to put the property

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