COPY

Address: 810 Seventh Avenue
New York, New York 10019

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

EASEMENT

THIS INDENTURE, made the 30th day of November, 1984, between AMERICAN FEDERAL BANK, F.S.B., having an office at 300 East McBee Avenue, Greenville, South Carolina 29601 ("Grantor"), and ECCELSTON PROPERTIES, LTD., having an office at 810 Seventh Avenue, New York, New York ("Grantee").

W I T N E S S E T H:

WHEREAS, Grantee is the owner in fee simple of that certain tract or parcel of land more particularly described in Exhibit "A" attached hereto the ("Subject Property"); and

WHEREAS, Grantor is the owner in fee simple of that certain tract or parcel of land which is more particularly described in Exhibit "B" attached hereto (the "Private Roadway"); and

WHEREAS, Grantor is the owner of an Easement over that certain tract or parcel of land which is more particularly described in Exhibit "C" attached hereto (the "Easement of American Federal Bank"); and

WHEREAS, Grantor is the owner in fee simple of that certain tract or parcel of land which is more particularly described in Exhibit "D" attached hereto (the "Easement Property"); and

WHEREAS, Grantor desires to grant, and Grantee desires to accept, easements for the uses and purposes hereinafter set forth for the benefit of the Subject Property.

NOW, THEREFORE, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto Grantee, as easements appurtenant to the Subject Property for the benefit of Grantee, its tenants, employees, agents, invitees and licensees, the following:

1. A perpetual non-exclusive Easement over, under and across the Private Roadway and the Easement of American Federal Bank (collectively the "Roadway Premises") for the purpose of access, ingress and egress to and from the Subject Property.

2. A perpetual non-exclusive easement over, under and across the Roadway Premises for the purpose of maintaining and operating, pipes, underground conduits, and other necessary apparatus and appliances, lines and facilities for the transmission of electrical power, steam, gas, water and sewage, together with the right at all times to enter upon the Roadway

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