

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, Gilbert Campbell is the present owner and holder of the legal title to lot #15, lot #27 and that portion of an unopened street lying between said lots being 40.2 feet in width with a depth of 175 feet, of the Stella K. Tindal property on the North side of Tindal Avenue, in the city of Greenville, County and State aforesaid, as shown on two plats recorded in the R. M. C. Office for Greenville County in plat book H, page 235 and page 280;

AND WHEREAS, Mary E. Hayes is the present owner and holder of the legal title to lot #28 and a part of an unopened street measuring 62 feet by 40.2 feet, of the Stella K. Tindal property as shown on a plat recorded in the R. M. C. Office for Greenville County in plat book H, page 235;

AND WHEREAS, the said Gilbert Campbell and Mary E. Hayes have agreed that said unopened street shall remain unopened and shall henceforth not be deemed or considered as a street;

AND WHEREAS, it is expedient and necessary that the said Mary E. Hayes do have a right of way easement running north from said Tindal Avenue across the aforesaid property of Gilbert Campbell, so that the said Mary E. Hayes may have free ingress and egress to her aforesaid property;

NOW THEREFORE, know all men by these presents, That I, Gilbert Campbell, of the city of Greenville, County and State aforesaid, for and in consideration of the sum of the foregoing premises and ten (\$10.00) dollars to me in hand paid by Mary E. Hayes, in the state aforesaid, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents, do grant, bargain, sell and release unto the said Mary E. Hayes the free and uninterrupted use, liberty and privilege of, and passage in and along that certain driveway or passageway twenty feet in width and 175 feet in depth and described, according to a plat of W. J. Riddle, Surveyor, March, 1947, as follows:

Beginning at an iron pin on the North side of Tindal Avenue, in the city of Greenville, county and state aforesaid, which pin is five feet West of the Southwest corner of lot #27, and running thence N. 0-17 E. 175 feet to an iron pin joint corner of lot #27 and lot #28; thence S. 88-54 W. 20 feet to an iron pin; thence S. 0-17 W. 175 feet to an iron pin on Tindal Avenue; thence with said Tindal Avenue N. 88-54 E. 20 feet to the beginning corner. And being a part of an unopened street 40.2 feet wide, as shown on a plat of the Stella K. Tindal property, recorded in the R. M. C. Office for Greenville County in Plat Book H, page 235. And being a part of the same lot of land conveyed to me by John T. Davenport, as Receiver of the Estate of Stella K. Tindal, by deed dated May 22nd, 1947. See plat recorded in Plat Book Q page 139.

It is the true intent and meaning of this instrument to grant to Mary E. Hayes, the present owner and holder of the legal title to the aforesaid lot #28 and a part of an unopened street measuring 62 feet by 40.2 feet, her heirs and assigns, an easement appurtenant to said lot of land.

It is understood and agreed by the grantor and grantee herein that the easement appurtenant to land herein granted shall grant to the grantee herein, her heirs and assigns only the right of free and uninterrupted use and passage along the above described passageway for the purpose of obtaining free ingress, egress and regress to the aforesaid property of the grantee, and shall not be construed to permit the grantee, her heirs and assigns, or any other persons holding or claiming by through or under said grantee, her heirs and assigns, to park vehicles on said passageway or to permit or suffer any other object or obstruction to remain thereon. And this said provision shall be binding on the grantee herein, her heirs and assigns and any and all persons holding or claiming by, through or under said grantee, her heirs and assigns. And further, it is understood and agreed that any violation of this provision shall be deemed and construed to constitute a nuisance and the grantor herein, his heirs and assigns shall have the right to apply to a court of competent jurisdiction for the abatement thereof by permanent injunction or other relief. Likewise, the grantor, his heirs and assigns shall never at any time block or obstruct said passageway so as to prevent the free and uninterrupted use of the same by the grantee, her heirs and assigns.

Together with free ingress, egress, and regress to and for the said Mary E. Hayes, her heirs and assigns, her tenants and under tenants, occupiers and possessors holding under the said