

FILED
GREENVILLE CO. S. C.

JUL 31 4 34 PM '72

VOL 950 PAGE 453

ELIZABETH RIDDLE
R.M.C.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

EASEMENT

WHEREAS, on or about the 25th day of July, 1972, Joseph J. Grooms did purchase from Jeanette B. Lebre a 155-acre tract being a portion of the property conveyed to Jeanette B. Lebre as being shown in the R.M.C. office for Greenville County in Deed Book 300, at Page 392, and

WHEREAS, it is hereby agreed that Jeanette B. Lebre will construct a 50-foot road which will be an easement appurtenant (it is the express intent of the parties that said easement run with the land) from South Carolina Highway known/, which highway runs through Blue Mountain Estates, into the property, said location to be determined in writing by Joseph J. Grooms, and

WHEREAS, to avoid delay in the purchase of the property, Jeanette B. Lebre agrees to complete said 50-foot road (easement appurtenant) within six months after receiving written notice from Joseph J. Grooms as to the desired location of said road.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Jeanette B. Lebre, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, does hereby grant a 50-foot easement appurtenant for a road into the said 155 acres this day conveyed by her to Joseph J. Grooms. Said right of way shall be from South Carolina Highway known/, which Highway runs through Blue Mountain Estates, across that property conveyed to her by Victor Lebre on June 16, 1966 and of record in the R.M.C. office for Greenville County in Deed Book 300, at Page 392. The actual location to be specified as hereinabove stated at the option of Joseph J. Grooms.

It is expressly understood and agreed that the road as constructed will be not less than 20 feet wide and will be a dirt road properly drained.

It is further expressly understood that should Joseph J. Grooms, his heirs or assigns, decide to improve said 50-foot easement, to meet requirements of Greenville County, the said Jeanette B. Lebre, her heirs or assigns, will convey by deed said property to Greenville County.

(Continued on next page)