

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

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EASEMENT FOR SEWER LINE

KNOW ALL MEN BY THESE PRESENTS, that DOVE TREE REALTY, a South Carolina partnership, herein called Grantor, for and in consideration of the sum of One (\$1.00) Dollar in hand paid unto it by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does, grant, bargain, sell and release unto PEYTON H. McCOOL, of Greenville County, South Carolina, hereinafter called Grantee, his heirs and assigns, a permanent and perpetual easement or right of way to enter upon the real estate hereinafter described owned by the Grantor, and at any time to construct, maintain and repair an underground sanitary sewer pipeline for the purpose of conveying sewerage over and through the property of the Grantor hereinafter described, to-wit:

ALL that piece, parcel or strip of land being the southeasternmost corner of Lot 15 of DOVE TREE SUBDIVISION, as shown on a plat made by Piedmont Engineers and Architects, dated September 18, 1972, revised March 19, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-X, pages 21, 22 and 23, reference to which is hereby craved, and being more specifically shown on a plat of Lot No. 15 of Dove Tree showing easement granted to Peyton McCool, made by Piedmont Engineers and Architects, dated March 7, 1975, attached hereto, incorporated herein by reference and made a part hereof as though fully set forth.

TO HAVE AND TO HOLD all and singular the easement in perpetuity aforementioned unto Peyton H. McCool, his heirs and assigns, forever, subject to the following terms and conditions, to-wit:

1. The easement herein granted shall be ten feet in width (five feet on each side of the center line of the conduit installed therein) extending from property owned by Peyton H. McCool located south of Lot 15 of Dove Tree Subdivision, Greenville County, S. C., conveyed to Peyton H. McCool by deed of W. M. Webster, III, as Trustee, recorded in the RMC Office for Greenville County, S. C., in Deed Book 990, page 577, and into Lot 15 of Dove Tree Subdivision an approximate distance of 15 feet to a manhole located at the southeasternmost corner of Lot 15 of Dove Tree Subdivision aforesaid.
2. The easement herein granted shall be used only for the purposes of serving one residence on property owned by Peyton H. McCool above described for the purposes of conveying sewerage waste into the sewerage distribution system from said property, together with the right to excavate and refill ditches for the location of a sewer pipeline and the further right to remove all necessary trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said sewer line.
3. The Grantor, for the Grantor and the Grantor's heirs, assigns and successors, covenants to and with the Grantee, his heirs and assigns, that Grantor is lawfully seized of the above described property in fee simple and has the right to convey the within sewer line easement; that the same is free and clear of all liens and encumbrances.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed this 11 day of April, 1975.

IN THE PRESENCE OF:

DOVE TREE REALTY

BY: J. C. Thayer
Its Agent

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared before me the undersigned witness, who on oath states that (s)he was present and saw the within named Dove Tree Realty, by its duly authorized agent or officer sign, seal and as its act and deed, deliver the within written instrument, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 11)
)
Day of April, 1975.)
)
James O. Duncan)
(L.S.)

Notary Public for South Carolina

My Commission Expires: 4/1/76

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