

& Clarkson Surveyors, dated June 23, 1977, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P, Page 96, and having such metes and bounds as are shown on said plat.

ALSO, an easement in the exterior eastern wall of the building located on Lot E; this wall lying on the boundary line of Lot E identified on the aforementioned plat recorded in Plat Book 5-P, Page 96, as "...N. 28-19 W. 55.42 feet...". This easement is granted for the sole and exclusive purpose of allowing the building to be constructed on Lot F to be attached to and connected onto the said eastern wall of the building located on Lot E. The said eastern wall of the building on Lot E shall hereafter be maintained as a dividing wall between the said two buildings for so long as such wall shall stand, and this grant of easement shall be a covenant running with the land, provided, however, that nothing herein contained shall be construed as a conveyance by Dr. Tiller of his rights in the fee to the property upon which the said eastern wall stands.

The property first above described is the same conveyed to Dr. Tiller by deed from Cleveland Court Partnership, dated July 22, 1977, recorded in the R.M.C. Office for Greenville County in Deed Book 1061, Page 164.

The easement last above described is incident to the property conveyed to Dr. Tiller by deed from Malcolm P. Niven dated June 1, 1981, recorded in the R.M.C. Office for Greenville County in Deed Book 1149, Page 272, and is subject to a mortgage given by Malcolm P. Niven to Fidelity Federal Savings & Loan Association (now American Federal Savings & Loan Association) dated February 25, 1977, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1390, Page 121, and as modified by a Modification & Assumption Agreement, dated June 3, 1981 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1543, Page 188.

The above described property and easement is to be conveyed subject to certain restrictive covenants recorded in the R.M.C. Office for Greenville County in Deed Book 1026, Page 379, to a sewer easement granted to the City of Greenville and shown on a plat of the property of Professional Park-on-Cleveland, 1977 Expansion No. 2, recorded in the R.M.C. Office for Greenville County in Plat Book 5-P, Page 96, and to all rights-of-way and easements of any type as may be shown upon the public records of Greenville County, any recorded plat(s) or which may be determined by an inspection of the property.

2. That the purchase price shall be the sum of Thirty Thousand (\$30,000.00) Dollars, all of which shall be allocated to the aforementioned Lot F of Professional Park-on-Cleveland and which shall be paid as follows:

a. Dr. Leffert agrees to assume and pay any remaining balance due upon that certain promissory note and real estate mortgage given by Dr. Tiller to South Carolina