

Also, a non-exclusive storm drainage easement as a perpetual easement appurtenant to said Parcel 1 described in Exhibit "A" for the purpose of draining storm water from said Parcel 1 and with the right to install, construct, maintain, repair and replace catch basins, ditches and drain pipes over, under and across the following described property:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville being shown on a plat entitled "Property Survey for Orchard Park Associates, The Atrium at Orchard Park" prepared by Arbor Engineering, Inc. dated July 8, 1982, revised July 22, 1982, and July 27, 1982, and recorded in the RMC Office for Greenville County in Plat Book 9A at Page 109, and also shown on a plat entitled "The Atrium at Orchard Park, Phase I" dated July 23, 1982, prepared by Arbor Engineering, Inc. and recorded in the R.M.C. Office for Greenville County in Plat Book 9F at Page 14, and being shown thereon as "ten foot storm drainage easement", and being a strip of land ten (10') feet in width, the center line of which is described as follows:

TO FIND THE POINT OF BEGINNING, BEGIN at a point on the southeastern side of the turnaround of McPrice Court, located approximately 12 feet northeast from the joint corner of Lots Nos. 2 and 3 of a subdivision known as "The Atrium at Orchard Park, Phase I", according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 9E at Page 14, and running thence along a line parallel to the joint line of said Lots Nos. 2 and 3, and located 14 feet therefrom, S. 52-39 E. 220 feet, more or less, to a point located 5 feet from the line of said Lot No. 2; running thence N. 36-05 E. 5 feet to a point, which point marks the POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS ESTABLISHED, running thence S. 36-05 W. 38.0 feet, more or less; running thence S. 82-21 W. 66.0 feet, more or less, to a point 17.5 feet from the southeastern line of said Lot No. 3; running thence along a line parallel to said Lot No. 3 and located 17.5 feet therefrom S. 37-21 W. 257.0 feet, more or less, to a point located 30 feet from the northeastern edge of Interstate Highway I-385; running thence along a line parallel to said Interstate Highway I-385 and located 30 feet therefrom S. 52-39 E. 430.8 feet, more or less, to a point; thence continuing along a line parallel to said Interstate Highway I-385 and located 30 feet therefrom S. 46-48 E. 55.0 feet, more or less to a point located 5 feet from the line of property of N.C.R. Corporation; running thence N. 35-58 E. 179.5 feet, more or less, to a point; running thence N. 52-28 E. 185.0 feet, more or less, to a point; running thence S. 65-02 E. 70.0 feet, more or less, crossing a proposed access road to a point; running thence S. 57-02 E. 305 feet, more or less, to the edge of an existing lake.

ALSO, INCLUDED as a part of said non-exclusive storm drainage easement is that parcel of land shown on the aforesaid plat being described as follows:

TO FIND THE POINT OF BEGINNING, BEGIN at an iron pin on the northern side of Interstate Highway I-385, at the joint corner of Lot No. 3 and property of Orchard Park Associates, and running thence along the line of Lot No. 3 N. 37-21 E. 25 feet to a point which marks the POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS ESTABLISHED, running thence along the line of Lot No. 3 N. 37-21 E. 10 feet to a point; running thence S. 52-39 E. 12.5 feet to a point; running thence S. 37-21 W. 10 feet to a point; running thence N. 52-39 W. 12.5 feet to the POINT OF BEGINNING.

THIS EASEMENT shall run with the land and be binding upon and inure to the benefit of the Grantor and Grantee, their respective successors and assigns.

19115