

GREENVILLE
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that Greenville Country Club, a South Carolina non-profit corporation, hereinafter referred to as "Grantor", in consideration of the sum of One and No/100 (\$1.00) Dollar and the premises to the Grantor in hand paid at and before the signing and delivery of these presents by College Properties, Inc., a South Carolina Corporation and Chanticleer Townhouse Property Owners Assoc., Inc., a South Carolina non-profit corporation, hereinafter referred to as "Grantees", the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and release unto College Properties, Inc. and Chanticleer Townhouse Property Owners Assoc., Inc. (Grantees), their successors and assigns forever: A perpetual easement and right of way in and over that portion of the private road being described herein which encroaches on Grantor's property, for use as a roadway for ingress and egress from the public road known as Garden Trail in Chanticleer Subdivision to both the property containing 33.67 acres acquired by College Propertis, Inc. by deed recorded in the RMC Office for Greenville County in Deed Book 1183 at Page 495 and to the property known as Chanticleer Townhouses Phase I as acquired by Chanticleer Townhouse Property Owners Assoc., Inc. by deed recorded in said office in Deed Book _____ at Page _____, together with all incidental purposes relating thereto, which easement property is more fully described as follows:

ALL those pieces, parcels or strips of land situate, lying and being in the State of South Carolina, County of Greenville being two triangular strips as shown on plat entitled "Property Survey for College Properties, Inc., Chanticleer Townhouses" prepared by Arbor Engineering dated February 24, 1983 being recorded in the RMC Office for Greenville County in Plat Book 9-R at Page 84 and having according to said plat the following metes and bounds, to-wit:

TRIANGULAR STRIP NO. 1:

BEGINNING at an iron pin on the northern side of a Private Road in the line of property owned by Greenville Country Club and running thence N. 48-11 W. 115.97 feet to an iron pin; thence S. 6-02 W. 43.29 feet to a point in the center of a private road; thence S. 69-22 E. 97.22 feet to the point of BEGINNING.

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