

FILED
GREENVILLE CO. S. C.

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Dec 12 12 14 PM '83
STATE OF SOUTH CAROLINA)
JONNIE S. BAKERSLEY :
COUNTY OF GREENVILLE B.H.C.) EXCHANGE OF MUTUAL EASEMENTS
AND ROAD MAINTENANCE AGREEMENT

WHEREAS, Wilson Farms Company, a General Partnership, hereinafter Grantor, granted, bargained, sold and released unto Hargrove Bowles, III, hereinafter Grantee, a 91 acre tract on 2 December 1983, and the grantor and grantee have further agreed (and intended to include in said original deed) with respect to the "Old Road" shown on the southwestern side of said tract as shown on the plat recorded in PB 10^A at Page 51 the following agreement:

Grantor (Wilson) reserves and is granted by Grantee a right of ingress and egress over the "Old Road" shown on said plat on the southwestern side of the property for agricultural purposes. See Plat Book 10^A at Page 51. Grantor grants to Grantee an easement for ingress and egress to said "Old Road" across the property of the grantor, if any, separating the "Old Road" from a public right of way. Grantee (Bowles) or his successors or assigns, agrees to allow Grantor, or its successors or assigns, to use said "Old Road" for residential development purposes as set out below.

The parties agree that no more than nine (9) residences shall use the "Old Road", of which no more than six (6) shall be on the Bowles property (being all of the property shown on the above referenced plat) and no more than three (3) residences on the Wilson property shall use or have access to the "Old Road". Residence owners using said road shall be liable pro rata based on the number of residences to annual assessments for the maintenance and up keep of said road. The parties agree that the road shall be maintained as an all weather gravel road as a minimum standard. Additional improvements and modifications shall be made after approval of at least 2/3's of the residence owners and all such costs and expenses shall be prorated.

We so agree this 12th day of December, 1983.

WITNESSES:

Virgie L. Worrell
John M. Burt

WILSON FARMS COMPANY, A General Partnership - GRANTOR

BY: H. Hargrove Bowles, III
Hargrove Bowles, III - GRANTEE

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