

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) R.M.C. EASEMENT FOR BRICK WALL

WHEREAS, Jerry W. Woodruff and Charlotte M. Woodruff are the owners of property known as Lot No. 1 of the Christie C. Prevost property as shown on plat recorded in the RMC Office for Greenville County, S. C. in Plat Book X, at page 17, and further shown on the Greenville County Tax Maps as M15.2-1-3; and

WHEREAS, Donald R. Scheuerl and Ilaria P. Scheuerl are the owners of property known as Lot No. 2 of the property of Christie C. Prevost, recorded in the RMC Office for Greenville County, S. C. in Plat Book X, at page 27, and further shown on the Greenville County Tax Maps as parcel M15.2-1-5.

WHEREAS, the Woodruffs recently installed a brick wall on or near the common boundary of Lots Nos. 1 and 2 owned by the respective parties and the Woodruffs were mistaken to the exact location of the common boundary line between Lots Nos. 1 and 2, at time said wall was installed,

WHEREAS, the brick wall as actually constructed by the Woodruffs is shown on plat entitled "wall location survey Jerry Woodruff", made by Enwright Associates, Inc., dated June 16, 1983, attached hereto, marked Exhibit "A" and incorporated herein by reference, as though fully set forth herein, which brick wall encroaches upon the property of the Scheuerls as shown by said survey.

NOW, THEREFORE, for and in consideration of the desire of the parties to mutually settle their rights and liabilities with regard to said wall and encroachment, Jerry W. Woodruff, Charlotte M. Woodruff, Donald R. Scheuerl and Ilaria P. Scheuerl do hereby covenant and agree on behalf of themselves, their heirs and assigns, as follows:

1. The brick wall as constructed and shown on the attached survey does encroach upon property owned by the Scheuerls.
2. The Woodruffs do not now, and will not in the future claim title to the land of Scheuerl over which said wall encroaches.
3. Donald R. Scheuerl and Ilaria P. Scheuerl do hereby grant unto Jerry W. Woodruff and Charlotte M. Woodruff as easement to construct and maintain said brick wall and to use that portion of the property of the Scheuerls lying east of said brick wall.
4. Jerry W. Woodruff and Charlotte M. Woodruff do hereby assume and agree to fully maintain said wall at their exclusive cost and expense and to remove and tear down said wall at their expense, in the event that the same becomes deteriorated beyond a state of repair, requiring the removal thereof.
5. Donald R. Scheuerl and Ilaria P. Scheuerl do hereby covenant and agree that the easement herein granted is and easement appurtenant to property of Jerry W. Woodruff and Charlotte M. Woodruff, known as Lot No. 1 as shown on plat recorded in the Plat Book X, at page 17, as a covenant running with the land binding upon their property known as Lot No. 1, Plat Book X, page 17, as the subservient tenement for and as long as said wall shall continue to stand and remain upon the property.
6. The terms and conditions contained in this Agreement shall become binding and inure to the benefit of the undersigned parties,

(CONTINUED ON NEXT PAGE)