

of the dwelling on Lot 19 and runs parallel with the western property line of Lot 19 as follows: the easement area begins at the southwestern corner of Lot 19 and extends in a northerly direction approximately 69 feet. The width of the easement is approximately 6 feet and runs from the property line to the edge of the residence and extends from the edge of the residence a distance of approximately 69 feet to the back line. Grantor intends to convey an exclusive appurtenant easement over said area to the purchaser of Lot 18 for said purchaser's exclusive benefit.

The parties hereto understand and agree that at such time as residences are erected on Lots 18 and 20, that an as-built survey of the properties will be built and if the easement areas affecting Lots 18, 19 and 20 vary from the easements described herein, that the parties shall execute a mutual easement agreement more clearly defining the property involved. However, Grantor warrants to Grantees that the easement area hereby granted to the Grantees shall not be less than that described in the within deed.

This being a portion of the property conveyed to The Smith Companies by deed of College Properties, Inc. dated April 30, 1984 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1211 at Page 533. This conveyance is subject to Declaration of Covenants, Conditions, and Restrictions recorded in the RMC Office for Greenville County in Deed Book 1202 at Page 874 together with any restrictions, reservations, or easements of record on recorded plats or as may be shown on the premises.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
STAMP
MAY 2 1984
TAX \$214.00

GREENVILLE COUNTY
11313
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 1984
MAY 2 1984
117.70

RECORDED MAY 2 1984 at 3:52 P.M.

34388

BOZEMAN, GRAYSON & SMITH

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

MAY 2 1984

34388

THE SMITH COMPANIES

TO
J. FRANK BLACK AND
MARY M. BLACK

BIBB

Title to Real Estate

I hereby certify that the within Deed has been this 2nd...

day of MAY 19 84

at 3:52 P.M. recorded in Book 1211 of

Deeds, page 767.

Register of Means Conveyance Greenville County

I hereby certify that the within Deed has been this...

day of ...

19 ... recorded in Book ... page ...

Auditor

BOZEMAN, GRAYSON & SMITH, Attorneys
Greenville, S.C.

Lot 19 Tilbury Way STONE GLEN

1076

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