

STATE OF SOUTH CAROLINA

EASEMENT FOR UNDERGROUND POWER LINES

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENT THAT Quality 3, LLC, do hereby, for no consideration, grant unto Laurens Electric Cooperative, Inc., a cooperative corporation, whose post office address is Laurens, South Carolina, and to its successors and assigns, the right to enter upon the lands of the undersigned, as hereinafter described in the

County of Greenville and state of South Carolina, and to place, construct, operate, maintain, repair and replace in the areas all necessary underground electric transmission, distribution and service lines and related equipment to provide electric service.

The Cooperative shall have the right to clear and keep cleared all brush and trees along said right of way sufficient to install and repair and maintain such buried lines, and owner will not construct or plant any obstruction to prevent such installation and maintenance. The Cooperative shall construct and install such facilities in accordance with applicable codes and approved construction practices, and owners and their assigns will not permit any grading or excavation in these areas without arranging with the Cooperative in advance of such work.

This right of way and easement shall continue and run with the land and shall be binding upon both the grantor and grantee and their heirs, successors and assigns. The grantor herein covenants it is owner in fee of this property and has legal right to grant this easement and right of way. The lands over which easement and right of way is granted are as follows:

Plot: 1002 pg. 57

A tract of land in Greenville County, SC on Woodruff road about three (3) miles from Town of Greenville, bounded by lands of TCG, LLC & Woodruff Road Christian Church.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 22 day of March, 2006.

WITNESSES

[Signature]
Elizabeth S. Tucker

GRANTOR(S)

Quality 3, LLC
By: Jay A. Fair, Managing Member (L.S.)
_____(L.S.)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF Greenville

PERSONALLY appeared the undersigned and made oath that (s)he saw the within name grantor sign, seal and as its act and deed deliver the within written instrument and the (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22 day of March, 2006

[Signature]
(One Witness Sign)

Elizabeth S. Tucker Notary Public for South Carolina-My Commission expires 4/15/15

RELEASE
(If applicable)

To

Mortgage Dated: _____

Recorded: Book No. _____ Page _____

_____ sole owner and holder of a mortgage covering the property described in the within instrument, does hereby release from the lien of that mortgage the easement and right of way granted to Laurens Electric Cooperative, Inc. in this instrument. The mortgage in all other respects to remain in full force and effect.

WITNESSES:

(L.S.)

*Exemption #1 applies: Less than \$100.00

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2006027395 Book: DE 2196 Page: 60-60
March 23, 2006 02:20:49 PM

Timothy J. Hanvey

March 23, 2006 02:20:49 PM
Rec: \$10.00 Cnty Tax: \$0.00 State Tax: \$0.00
Book: DE 2196 Page: 60-60
2006027395 ESMT
1 PG
FILED IN GREENVILLE COUNTY, SC

Easement For Laurens Electric Cooperative, Inc. Underground Power Lines Plat 1002, Page 57

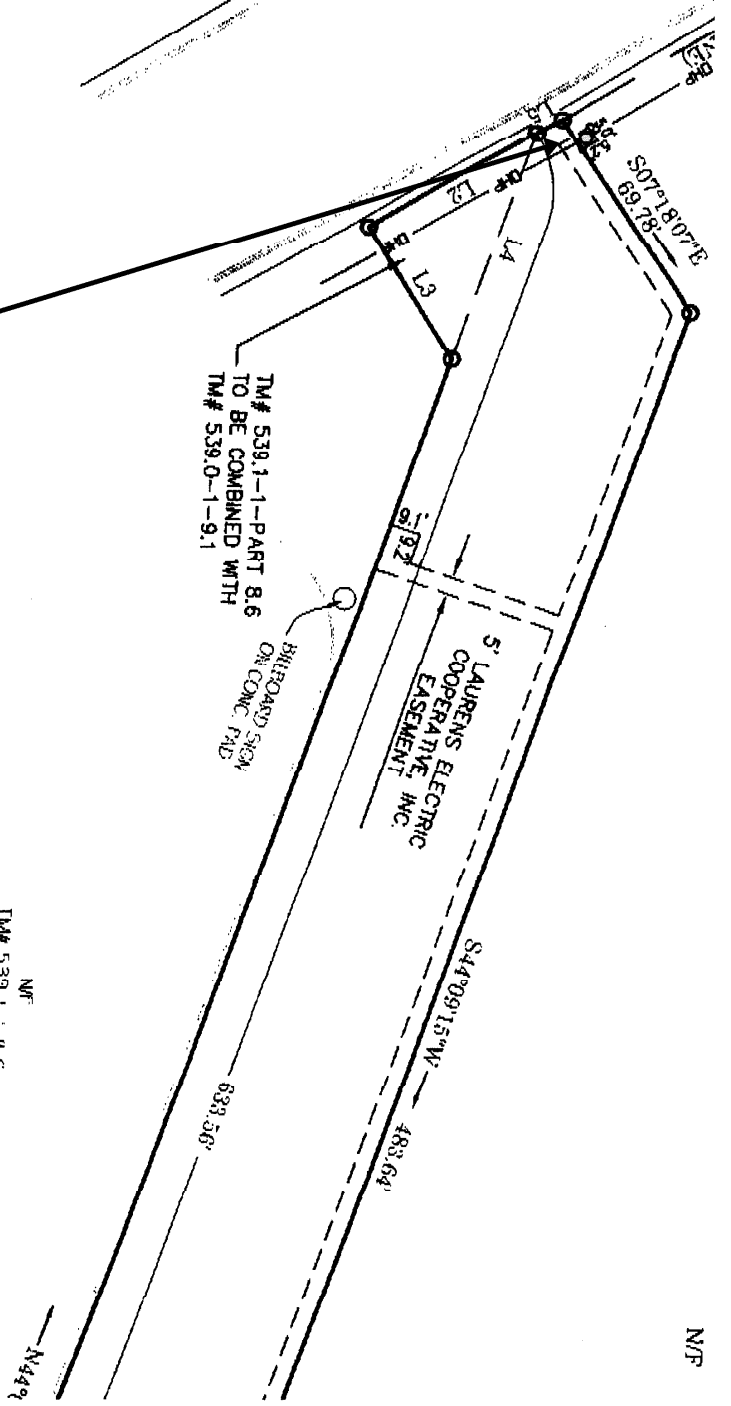
Quality 3, LLC
Easement: 5' x 5'2"

N/F
TM# 539.1-1-8.6
DAWN L. SAUER
PB: 13 Q. PG. 33
DB: 1531 PG. 1862

TM# 539.1-1-PART 8.6
TO BE COMBINED WITH
TM# 539.0-1-9.1

BILLBOARD SIGN
ON CONC. PAD

S' LAURENS ELECTRIC
COOPERATIVE, INC.
EASEMENT





2007033195

ESMT
1 PG
Book: DE 2260 Page: 1665-1665

April 05, 2007 12:02:21
Rec: \$10.00

Cons: \$1.00
Cnty Tax: EXEMPT State Tax: EXEMPT

[LLC Grantor]

FILED IN GREENVILLE COUNTY, SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

DEDICATION AND CONVEYANCE OF
SANITARY SEWER LINE AND EASEMENT

[GRANTEE IS A POLITICAL SUBDIVISION OF THE STATE OF SOUTH CAROLINA EXEMPT FROM RECORDING FEES UNDER S.C. CODE ANN., SECTION 12-24-40(2)]

KNOW ALL MEN BY THESE PRESENTS, that Quality 3, LLC, a limited liability company (Grantor), in consideration of One (\$1.00) Dollar to the Grantor paid in hand at and before the sealing of these presents by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold, released, dedicated and conveyed, and by these presents does grant, bargain, sell, release, dedicate and convey to the METROPOLITAN SEWER SUBDISTRICT, its successors and assigns (Grantee):

Those certain sanitary lines, manholes, valves, adjuncts and appurtenances installed and located in, under or along the property of Grantor as shown on a plat entitled As-Built Survey for TGC, LLC, prepared by Precision Land Surveying, Inc. dated 1/9/07, recorded in Plat Book N/A, Page N/A, and also being more particularly shown and described on an As-Built drawing of said lines prepared by MDE Engineering, dated 12/6/06, on file with Grantee, which are by reference made a part of this description; Together With and including an easement 12-1/2 feet in width on either side of said sanitary sewer lines for purposes of the operation, maintenance, repair, replacement or relocation of such lines and appurtenances.

The above described property is all or a portion of that conveyed to Grantor herein by Deed of TGC, LLC, recorded 3/23/06 in the Office of the Register of Deeds for Greenville County, South Carolina in Deed Book 2196 Page 56

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, including, without limitation, the right of ingress and egress to the above easement over and through lands of Grantor; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's successors and assigns, forever, subject to the reservations, terms and provisions hereof.

GRANTOR WARRANTS AND REPRESENTS that the property and the rights and easements herein conveyed are not subject to any mortgage, judgment or lien other than for property taxes which are not yet past due, nor to any encumbrance which would interfere with Grantee's ability to operate, maintain, repair, replace, relocate or otherwise own and utilize the lines and system described above. And, the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against the Grantor and the Grantor's successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this 2 day of April, 2007

SIGNED, sealed and delivered
in the presence of:

Quality 3, LLC (SEAL)
Name of Limited Liability Company
By: Timothy Pender
Authorized Member/Manager

Elizabeth S. Tucker
Shela Shrew

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named (Grantor), by its authorized member(s)/manager(s), sign, seal, and as the Grantor's act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 2nd day
of April, 2007
Shela Shrew
Notary Public for South Carolina
My Commission expires: 9/26/2012

Elizabeth S. Tucker

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2007033195 Book: DE 2260 Page: 1665-1665
April 05, 2007 12:02:21

Timothy J. Manning

665484

SEWER EASEMENT PLAT

