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FILED FOR RECORD
OCONEE COUNTY
S.C.

Dec 17 2 23 PM '92

SALLIE C. SMITH
CLERK OF COURT

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

RECORDED/FILED
DATE 12/17/92

SALLIE C. SMITH
CLERK OF COURT
OCONEE COUNTY, SC

RIGHT OF WAY AGREEMENT

Dew
10.00
02-159

NEW OFFICES DERRICK, MITTERRA & WILLIAMS, P.A., 107 NORTH FAIRPLAY STREET, SENeca, SOUTH CAROLINA 29150

WHEREAS, Joe A. Dalton was the developer of CLOVIS POINT, a residential subdivision in Oconee County, South Carolina, a portion of said subdivision having been platted into lots numbered One (1) through Eight (8) inclusive, as shown on a Plat thereof by Wayne R. Garland, RLS, of Landmark Surveys, dated September 2, 1980; and

WHEREAS, Albert J. Walker and Eleanor E. Walker are the owners of lot number Eight (8) of CLOVIS POINT as shown on the aforementioned plat, and lying to the southwest of lot Eight (8) is a fifty (50) foot strip designated on the plat as a "proposed road", which runs along the western property line of lot Eight from Clovis Drive to property now or formerly of Meares; and

WHEREAS, Albert J. Walker and Eleanor E. Walker have previously used a portion of the said strip designated as "proposed road" for driveway purposes for ingress and egress to their residential dwelling located on lot Eight (8); and

WHEREAS, the parties hereto desire to confirm the existence of said driveway;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, JOE A. DALTON, in the state aforesaid, for and in consideration of the sum of one (1) dollar and the covenants and agreements of the Grantees hereinafter set forth, to me in hand paid by ALBERT J. WALKER and ELEANOR E. WALKER, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said ALBERT J. WALKER and ELEANOR E. WALKER, their heirs and assigns forever.

ALL THAT CERTAIN NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS on, over and across that certain fifty (50) foot strip designated as "proposed road" on a Plat of CLOVIS POINT Subdivision, shown on a plat of said Subdivision by Wayne R. Garland, RLS, of Landmark Surveys, dated September 2, 1980, for purposes of ingress and egress to property of the Grantees shown and designated as Lot Number Eight (8) of CLOVIS POINT Subdivision, containing ninety-seven one-hundredths (.97) of an acre, more or less, as shown on the above mentioned plat.

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By their acceptance and recording of this Agreement and their consent hereto, the Grantees herein acknowledge their agreement that this right of way for ingress and egress is non-exclusive in nature and is for driveway purposes only, and agree for themselves, their heirs, assigns and successors in title that any driveway constructed upon this easement shall be constructed in a good and workmanlike manner, either paved or surfaced with concrete according to good engineering practices. Further, in the event the fifty foot strip designated as "proposed road" on the above mentioned plat is converted to road purposes to serve additional properties bordering the subdivision, then in that event, any future roadway constructed on the strip between Lots Eight (8) and Nine (9) shall be constructed to County specifications.

TO HAVE AND TO HOLD all and singular, the premises before mentioned unto the said ALBERT J. WALKER and ELEANOR E. WALKER, their heirs and assigns forever.

WITNESS the hand and seal of the Grantor, together with the acceptance and agreement of the Grantees, this 14 day of December in the year of our Lord one thousand nine hundred ninety-two, and in the two hundred sixteenth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Charles B. Mize
Joe A. Dalton [SEAL]
JOE A. DALTON

WE ACKNOWLEDGE, CONSENT AND AGREE:

Albert J. Walker [SEAL]
ALBERT J. WALKER, Grantee

Eleanor E. Walker [SEAL]
ELEANOR E. WALKER, Grantee

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LAW OFFICES DERRICK, RITTER & WILLIAMS, P.A., 101 NORTH FAIRPLAY STREET, SENECA, SOUTH CAROLINA 29678

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STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

PROBATE

PERSONALLY APPEARED, the Undersigned witness, who being duly sworn says that (s)he saw the within named Grantor, JOE A. DALTON, sign, seal and as his act and deed deliver the within written instrument for the uses and purposes therein mentioned and that the Deponent, together with the second witness above subscribed, witnessed the execution thereof.

Darlene B. Mye

Sworn to before me this
14 day of December, 1992

[Signature] [LS]
Notary Public of South Carolina
My Commission Expires 10 / 2 / 98

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

PROBATE

PERSONALLY APPEARED, the Undersigned witness, who being duly sworn says that (s)he saw the within named Grantees, ALBERT J. WALKER and ELEANOR E. WALKER, sign, seal and as their act and deed deliver the within written instrument for the uses and purposes therein mentioned and that the Deponent, together with the second witness above subscribed witnessed the execution thereof.

Kristall Davis

Sworn to before me this
16 day of Dec, 1992

[Signature] [LS]
Notary Public of South Carolina
My Commission Expires 10 / 4 / 98

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LAW OFFICES DERRICK, RITTER & WILLIAMS, P.A., 107 NORTH FAIRPLAY STREET, SEBECA, SOUTH CAROLINA 29678