

# Edward Jones

[www.edwardjones.com](http://www.edwardjones.com)

Date: Tue May 26 15:47:31 CDT 2026

To: Melissa Hook

Fax Number: 8033590359

Subject:

From: Mike Keim

Phone: 8032763438

Comments: Attn: Melissa Hook

The information contained in this facsimile message is intended only for the use of the individual or entity to which it is addressed and may contain information that is legally privileged and/or confidential. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone. Thank You.

FILED, RECORDED, INDEXED  
04/18/1998 08:23:59  
Fee Fees: 11.00 St Fees: 0.00  
Co Fees: 0.50 Page(s): 6  
Clerk of Court  
Jackie S. Bowers

STATE OF SOUTH CAROLINA )  
COUNTY OF NEWBERRY )

WHEREAS, Walter William Senn is the owner of Tract 1 as described on the attached Exhibit "A"; and

WHEREAS, Angus D. Senn and William P. Senn are the owners of Tract 2 as described on the attached Exhibit "A"; and

WHEREAS, Rock Hill Bank and Trust, Trustee for William C. Sullivan and Shelby T. Sullivan, is the owner of Tract 3 as described on the attached Exhibit "A"; and

WHEREAS, a road from Highway 48 runs across, over and onto the above three tracts and also in part across property of Tribble adjoining property of Walter William Senn; and

WHEREAS, the said road is and has always been the historic access to the three tracts, and the parties desire to confirm said road as access to the three tracts and recognize the right of the owners of the various tracts to the free and uninterrupted use of said road.

NOW, THEREFORE, for and in consideration of the premises, the parties hereto agree as follows:

1. The parties, for themselves, their heirs, successors and assigns, acknowledge and agree that said road is an easement appurtenant to the three tracts described on the attached Exhibit "A".

2. The parties each, for themselves, their heirs, successors and assigns, convey to each other, their heirs, successors and

assigns, an easement appurtenant in and to said roadway for ingress and egress to the tract of each party and to the Tribble tract a similar easement in and to said road as it touches and crosses their property.

3. Each party shall maintain said roadway so as not to interfere with the use of the road by the other owners.

TO HAVE AND TO HOLD, all and singular, the said easement appurtenant to each of the parties, their heirs, successors and assigns forever.

And the parties do hereby bind themselves, their heirs, successors and assigns, to warrant and forever defend all and singular the said easement appurtenant unto the parties, their heirs, successors and assigns, against themselves and their heirs, successors and assigns lawfully claiming, or to claim the same or any part thereof.

WITNESS our Hands and Seals this 3rd day of April in the year of our Lord One Thousand Nine Hundred and Ninety-eight and in the Two Hundred and Twenty-second year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

[Signature]

[Signature]  
Walter William Senn

[Signature]

[Signature]

[Signature] (S)  
August C. Senn

[Signature]

Walter William Senn

William F. Senn  
William F. Senn

Joseph Muligan

Kathy Smith

Karen Johnson

ROCK HILL BANK AND TRUST (LS)

By Victoria M. Fox  
ITS  
Trustee for William C.  
Sullivan and Shelby T.  
Sullivan

STATE OF SOUTH CAROLINA }  
COUNTY OF NEWBERRY }

PERSONALLY appeared before me the undersigned witness  
and made oath that s/he saw the within named Walter William Senn  
sign, seal and as his act and deed, deliver the within written Deed  
and that s/he with the other witness whose signature appears above  
witnessed the execution thereof.

SWORN to before me this 3rd  
day of April, 1998.

Joseph Muligan (L.S.)  
Notary Public for South Carolina  
My commission expires: 8-10-2000

Joseph Muligan

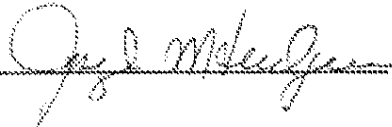
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF NEWBERRY )

PERSONALLY appeared before me the undersigned witness  
and made oath that s/he saw the within named Angus D. Sann sign,  
seal and as their act and deed, deliver the within written Deed and  
that s/he with the other witness whose signature appears above  
witnessed the execution thereof.

SWORN to before me this 10th )  
day of April , 1998. )

James D. Smith (L.S.)  
Notary Public for South Carolina

My commission expires: 3-1-2003



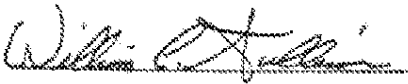
STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF NEWBERRY )

PERSONALLY appeared before me the undersigned witness  
and made oath that s/he saw the within named William P. Sann sign,  
seal and as their act and deed, deliver the within written Deed and  
that s/he with the other witness whose signature appears above  
witnessed the execution thereof.

SWORN to before me this 11th )  
day of April , 1998. )

James D. Smith (L.S.)  
Notary Public for South Carolina

My commission expires: 3-1-98



STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF NEWBERRY )

PERSONALLY appeared before me the undersigned witness  
and made oath that s/he saw the within named Rock Hill Bank and  
Trust, Trustees for William C. Sullivan and Shelby T. Sullivan, by  
Patricia M. Stone, its Sr. Vice President, sign,  
seal and as their act and deed, deliver the within written Deed and  
that s/he with the other witness whose signature appears above  
witnessed the execution thereof.

SWORN to before me this 14<sup>th</sup> )  
day of April, 1998. )

Karen A. Johnson )  
Notary Public for South Carolina

Kathy Smith

My commission expires: 10-11-03

## EXHIBIT "A"

TRACT 1: All that piece, parcel or tract of land in Newberry County, State of South Carolina, containing 59 acres, more or less, known as the homestead of the late J. Yanney Floyd, deceased, bounded now, or formerly was bounded, by lands of J. A. Burton, deceased, by lands of Charles Senn, deceased, by lands of Katie Bell Tribble, deceased, and by old Island Ford Road. This is the same property conveyed to Walter William Senn by deed of William C. Alverson recorded in the office of the Clerk of Court for Newberry County in Deed Book 56, at page 10.

TRACT 2: All that piece, parcel or tract of land situate, lying and being in Tax District No. 2, Newberry County, South Carolina, containing 109.39 acres, more or less, and being bounded on the north by lands of Williams, Gray Enterprises and Tribble, on the east by lands of W. W. Senn, on the south by lands of Pitts and of the Hurton Estate, and on the west by lands of McKinley Thomas; said tract is more particularly described on a plat thereof made by Claude E. Johnson, Surveyor, dated August 1971, and now recorded in the office of the Clerk of Court for Newberry County in Plat Book A11, at page 45. This is the same property conveyed to Angus D. Senn and William F. Senn by deed of Frank M. Senn and George Foster Senn, Executors of the Last Will and Testament of Pentus H. Senn, deceased.

TRACT 3: All that certain piece, parcel or lot of land situate, lying and being in the County of Newberry, State of South Carolina, containing approximately 148 acres, more or less, bounded by lands now or formerly of the Estate of Samuel Tribble, by lands now or formerly of the Estate of Charles Senn, by lands now or formerly of Press W. Pitts and of Youngblood Pitts, and further being shown and delineated on a plat prepared for McKinley Thomas by Claude E. Johnson, dated April 1976 and filed in the Newberry County Clerk of Court's office in Plat Book A2, at page 131. This is the same property conveyed to Rock Hill Bank and Trust, Trustee for William C. Sullivan and Snelby T. Sullivan, dated March 16, 1958, and recorded in the office of the Clerk of Court for Newberry County on March 16, 1958 in Deed Book 486, at page 106.

NEWBERRY COUNTY	
ASSESSOR	
TAX MAP #	107-5
	107-8
	107-7
REVISION MAP #	
TAX YEAR	1989
BY	82360