

OCT 25 4 55 PM 1962

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, HUGHES DEVELOPMENT COMPANY, INC., a South Carolina corporation, (hereinafter called "Developer"), is the owner in fee simple of the property in the County of Greenville, State of South Carolina, located on the South side of Cedar Lane Road West of Marion Road in or near the City of Greenville, and particularly described as follows, which property is hereinafter referred to as the "shopping center", to-wit:

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, Greenville County, State of South Carolina, containing 9.08 acres, more or less, according to survey of the T. T. Hughes Estate property prepared by J. C. Hill on March 3, 1961, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Cedar Lane Road, located 914.1 feet West of the intersection with Marion Road, and running thence South 31°51' West 877.5 feet to an iron pin; thence South 66°40' West 537 feet to an iron pin on the Northern side of Parker Road; thence South 63°54' East 40.2 feet to an iron pin; thence North 58°35' East 44.1 feet to an iron pin; thence North 66°30' East 385 feet to an iron pin; thence North 25°54' West 2 feet to an iron pin; thence North 67°30' East 341.6 feet to an iron pin; thence North 76°32' East 679.7 feet to an iron pin; thence South 48°14' East 210.9 feet to an old iron pin on the Northern side of Marion Road; thence along said Road North 41°46' East 50 feet to an iron pin; thence North 48°10' West 175.9 feet to an iron pin; thence North 59°50' East 194.7 feet to an iron pin on the Southern side of Cedar Lane Road; thence North 66°35' West 17.5 feet along said Road to an iron pin; thence still along said Road North 60°41' West 174.5 feet to an iron pin; thence still with said Road North 58°09' West 599.4 feet to the point of beginning. The Westerly 25 feet of the above-described parcel and the strip of land extending Southwesterly to Parker Road included within the above metes and bounds is reserved for use and/or dedication for street or roadway purposes; and

WHEREAS, Developer entered into a Lease with Winn-Dixie Greenville, Inc., a Florida corporation, hereinafter called "Winn-Dixie", which Lease is dated the 18th day of August, 1961, a short form of which Lease is dated the 18th day of August, 1961, and recorded on the 12th day of January, 1962, in Deed Book 690, page 213, in the Office of the R.M.C. for Greenville County, South Carolina, wherein Developer demised to Winn-Dixie a certain store building approximately 90 feet in width by 144 feet in depth, and the land

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