

Continued:

of said 35 foot easement S. 88-24 E. 99 feet to the point of beginning.

TOGETHER WITH ALL the right, title and interest of the grantor herein in and to a parking easement 85 X 20 feet in length granted to the grantor herein as Lessee under that certain lease referred to hereinabove, said easement having the following metes and bounds:

All that certain piece, parcel or strip of land containing 0.04 acre, more or less, situate, lying and being near the Western side of the right of way for Haywood Road near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat entitled "Survey for Caper House, Inc.", referred to hereinabove, the following metes and bounds:

BEGINNING at an iron pin in the line of the 0.23 acre tract hereinabove described and running thence with the line of the said 0.23 acre tract S. 1-36 W. 35 feet to an iron pin in the line of property now or formerly of Phillips Petroleum Company; thence with the line of property now or formerly of Phillips Petroleum Company S. 88-24 E. 20 feet to an iron pin; thence with the line of property now or formerly of Phillips Petroleum Company and the Western line of property now or formerly leased to Caper House, Inc. N. 1-36 E. 85 feet to an iron pin in the Southern line of the 35 foot easement hereinabove described; thence with the line of the said 35 foot easement herein above described N. 88-24 W. 20 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

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