

ALSO:

The Grantor also conveys to the Grantee, his heirs and assigns, an easement for ingress, egress and regress from time to time by foot or vehicular traffic over a 12 foot wide strip of property, which strip is more particularly described below. Said easement is for the benefit of the adjoining property of the Grantee and is a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the adjoining property of the Grantee and to the convenient and proper use thereof and is for a commercial purpose and shall be transmissible by deed or otherwise upon any conveyance or transfer of adjoining property of the Grantee. The said 12 foot wide strip is conveyed subject to the condition that no structure nor improvement of any kind other than usual and normal parking lot paving shall be erected or placed thereon, nor shall the Grantor, his heirs or assigns, use the said 12 foot wide strip for any purpose inconsistent with those rights reserved to Grantor.

The 12 foot wide strip described in the immediately preceding paragraph is more particularly described as follows:

All that certain, piece, parcel or lot of land in Greenville County, South Carolina being shown as a 12 foot wide strip of land on plat of property of T. Walter Brashier prepared by Jones Engineering Service, dated June 4, 1975, and recorded in the R. M. C. Office for Greenville County in Plat Book SN at page 122, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a private drive at its intersection with Wade Hampton Boulevard and running thence with the center of said private drive S. 37-08 E. 145.7 feet to an iron pin; thence S. 55-10 W. 12 feet to a point; thence N. 37-08 W. 145.7 feet to a point on the eastern side of the right of way of Wade Hampton Boulevard; thence with the right of way of said Boulevard, N. 52-30 E. 12 feet to the point of beginning.

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