

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Vol. 1051 Page 519

EASEMENTS, RESTRICTIONS AND
COVENANTS

THESE EASEMENTS, RESTRICTIONS AND COVENANTS made and entered into this the 23rd day of February, 1977, by and between T. C. Threatt, a citizen of the State and County aforesaid whose business address is 1008 E. North Street, Greenville, South Carolina (First Party) and The Great Atlantic & Pacific Tea Company, Inc., a Maryland corporation, having an office at 2 Paragon Drive, Montvale, New Jersey 07645 (Second Party), collectively referred to as the Parties.

WITNESSETH:

WHEREAS, First Party is the owner of Parcel I and Second Party is the owner of Parcel II situated in the County of Greenville, State of South Carolina; Parcel I is that certain parcel of land shown on Exhibit "A" on a plat entitled "Property of Kingroads Development Corp." dated January 28, 1967, revised April 19, 1968, revised October 18, 1968, last revised January 28, 1974, prepared by Piedmont Engineers and Architects outlined in red. Parcel II is shown in that Survey for The Great Atlantic & Pacific Tea Company, Inc., dated November 23, 1976, prepared by Piedmont Engineers-Architects-Planners containing 5.649 acres and shown on Exhibit "B". Parcel I is described in Exhibit "C", Parcel II is described in Exhibit "D".

WHEREAS, the Parties desire to grant certain easements over Parcel I in favor of Parcel II and to impose upon Parcels I and II certain restrictions and covenants, to protect the values of the Parcels.

NOW, THEREFORE, in consideration of the sum of One Dollar, the premises and the mutual covenants herein contained, the Parties agree as follows:

1. Foundation Easement: The First Party hereby gives, grants and conveys unto the Second Party, its successors and assigns, a perpetual easement to maintain the footings, foundation, eaves, walls, and roof overhang for that certain building to be

90427P 279

750 M

4328 RV-2J