

any such prepayment penalty imposed by said mortgagee.

6. The Owners of said property also own additional property adjacent thereto. The Owners, and their successors in ownership of such adjacent tract, shall have in perpetuity a right of way of ingress and egress on and across the property described herein for themselves, their agents, employees, customers, and tenants, and the employees, agents, customers, and employees of such tenants, for the purpose of operating vehicular traffic through the demised premises so as to provide access for the Owner and such other parties to South Carolina Highway No. 291, also known as Pleasantburg Drive. Likewise, McNair and his employees, invitees, agents and tenants and the employees, invitees, and agents of such tenants, shall have a right of way of ingress and egress on and across such adjacent property of the Owners for the purpose of gaining access for McNair and such parties to Lowndes Hill Road, which lies along the northern boundary of such adjacent property. Owners shall also have and maintain a non-exclusive right and easement on and across the subject property for vehicular parking purposes, limited to those portions of the property designated for vehicular parking by McNair. Likewise, McNair shall have a comparable right and easement on and across the adjacent property of Owners for parking purposes, limited to those areas of such adjacent tract designated for parking by the Owners. All of the easements, rights, and rights of way described in this paragraph shall be binding upon and shall run with the properties subjected thereto during the term of this Bond for Title, and shall be reflected in appropriate written instruments at the time of the delivery of the aforesaid deed to the title of the subject property, and recorded along with such deed so that said rights and easements shall be binding upon and shall run with the land affected thereby.

7. All rights, duties, and obligations set forth herein shall inure to the benefit of and shall be binding upon the respective heirs, administrators, executors, successors and assigns of the Owners and of McNair. None of the parties hereto shall voluntarily sell or transfer their interests in the subject property or in this Bond