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GREENVILLE CO. S. C.
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DORRIS S. JAMES
R.H.C.

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EASEMENT AGREEMENT

THIS AGREEMENT made and entered into this 11th day of January, 1978,
by and between THE KRystal COMPANY, hereinafter referred to as "Grantor" and
J-MAC PIZZA HUT, INC., hereinafter referred to as "Grantee".

WHEREAS, Grantee is the owner of certain property described as:

ALL that certain piece, parcel or tract of land situate,
lying and being in the the County of Greenville, State of
South Carolina on the westerly side of White Horse Road
(U.S. Highway 25 By-Pass); bounded now or formerly as
follows: North by lands of Krystal Company; East by White
Horse Road (U.S. Highway 25 By-Pass); South by lands of
Welcome Baptist Church Cemetery; and West by lands of
Mills Manufacturing Co. Cemetery and Krystal Company; said
tract of land being more particularly described according
to a plat entitled Survey for "Pizza Hut" by Piedmont
Engineers, Architects and Planners dated September 12,
1977, as follows:

BEGINNING at an iron pin on the Western right of way of
White Horse Road (U.S. Highway 25 By-Pass) N. 41-08 W. 248
feet more or less from Northern right of way of Staunton
Bridge Road and running thence with Welcome Baptist Church
Cemetery Line S. 54-50 W. 162.25 feet to an iron pin;
thence continuing with Church Cemetery line, S. 45-10 W.
57.11 feet to an iron pin; thence running with line of
Mills Mfg. Co. Cemetery N. 59-19 W. 64.47 feet to an iron
pin; thence running with line of Krystal Company N. 36-47
W. 45.65 feet to an iron pin; thence continuing with said
Krystal Company line N. 48-52 E. 235.00 feet to an iron
pin on the Western right of way of White Horse Road (U.S.
Highway 25 By-Pass); thence running with said right of way
S. 41-08 E. 120.00 feet to an iron pin the point of
beginning.

This property is conveyed subject to any and all easements
and/or rights of way and restrictions of public record.

This is a portion of the property conveyed to The Krystal
Company by W.C. Williams, et al as trustees of Welcome
Baptist Church recorded January 10, 1977, in the RMC
Office for Greenville County in Deed Book 1049, Page 407.

WHEREAS, Grantor is the owner of certain property contiguous to Grantee's
property; and

WHEREAS, Grantee is desirous of obtaining an easement from Grantor, to
allow for drainage of surface water from Grantee's property over a portion of
Grantor's property.

NOW, THEREFORE, for good, valuable and sufficient consideration, the
receipt and sufficiency of which are hereby acknowledged, the parties agree as
follows:

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