

boundary of property of Becky-Don, Inc., with such westerly boundary being described on the aforementioned plat recorded in Plat Book 5-X at Page 62 by the call: "N11-31E215.32 feet"; and an easement for a forty-foot wide common driveway is hereby created in favor of Becky-Don, Inc., its successors and assigns, as to its property previously described, over that strip of land measuring twenty feet in width along the easterly boundary of the property of the City of Greer, with such boundary line being described by the aforementioned call: "N11-31E215.32 feet".

It is hereby declared to be the intent and purpose of the parties to this instrument to create a common driveway measuring forty feet in width for purposes of ingress and egress and all future improvements and repairs as may be needed or desirable; and the easements hereby created are declared to be appurtenant to the respective properties of the parties hereto; and, further, shall be considered covenants which shall run with the land.

In addition to the aforesaid easements for a common driveway, a separate easement is hereby created in favor of the City of Greer, for ingress and egress to and from the northerly boundary of its property running from the westerly side of the aforementioned roadway in a line generally parallel with the northerly line of the property of the City of Greer, such northerly line being designated by the call: "N77-39W357 feet" on the aforementioned Plat recorded in Plat Book 5-X at Page 62. Said easement shall be twenty feet in width and shall be located as close as is practical to the aforementioned northerly boundary line of the property of the City of Greer to provide an appropriate alternate entrance to the subject property from its northerly side. This easement shall also be considered as appurtenant to the property of the City of Greer and shall also run with the land and shall include the right to normal vehicular access to and from such property and to future maintenance and improvements as may be deemed necessary or desirable in connection with such easement.