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GR. CO S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GRANTOR: BEN P. LUCAS
GRANTEES ADDRESS:
1308 S. Main Street
Greer, South Carolina 29651

KNOW ALL MEN BY THESE PRESENTS, that NATIONAL PRIDE EQUIPMENT, INC., in consideration of FORTY-THREE THOUSAND FIVE HUNDRED and no/100ths Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto JULIAN C. BOLT and JOUNAUD J. BOLT:

That lot and parcel of land in the State of South Carolina, County of Greenville, near the City of Greer, being specifically described on a plat entitled "Property of Ben P. Lucas" prepared by Dalton and Neves Co., Engineers, dated July, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6-S at page 49, containing 17,598 square feet or .404 acres, and being more particularly described as follows:

BEGINNING at an iron pin located 507.3 feet in a northeasterly direction from the intersection of the northwesterly right-of-way line of U.S. Highway #29 with the northeasterly right-of-way line of Buncombe Road, as measured along the said right-of-way line of U.S. Highway #29; running thence north 27° 5' west 197.86 feet to an iron pin; thence north 67° 30' east 88.66 feet to an iron pin; thence south 27° 28' east 198.35 feet to an iron pin located on the northwesterly right-of-way line of U.S. Highway #29; thence south 67° 45' west as measured along said right-of-way line 90 feet to the point of BEGINNING.

Together with an easement in the property of the Grantor adjacent and lying to the west of the property conveyed hereunder for the purpose of permitting Grantee to locate a sanitary sewer line and water line thereon, and to connect the same to the existing sanitary sewer and water main located on or at Grantor's property. Grantees shall be responsible for the repair and maintenance of said lines, and shall, in the event of any damage to Grantor's property, immediately restore the same to its pre-existing condition and, furthermore, shall indemnify and hold harmless Grantor with respect to any claims and liabilities arising out of the construction and maintenance of said sewer and water lines. The construction of said lines shall be at Grantees' expense and in accordance with plans and specifications submitted to and approved by Grantor prior to any such construction, and shall comply in all respects with applicable zoning, building and other codes and regulations.

11(289) T 17-1-29.3
NOTICE T 17-1-29-1

The property being conveyed hereunder shall not be used for the purpose of constructing or operating thereon a car-wash, and the set-back area extending 45 feet from the frontage of U.S. Highway 29 shall be used solely for a driveway, parking area for customer passenger vehicles, and landscaping. No structures, fixtures, equipment, or vehicles (other than customer passenger vehicles) shall be temporarily or permanently placed or located within said set-back area, except that a sign or lights may be placed within said set-back area, provided that the same do not obstruct the view of the improvements, including signs, located on the Grantor's properties adjacent and lying to the west of the property conveyed hereunder. This restriction shall expire at such

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