

COLEMAN YOUNG
370 Webb St.
SPARTANBURG, SC 29301
GREENVILLE

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STATE OF SOUTH CAROLINA APR 8 4 04 PM '83
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY
R.M.C.

DEED

KNOW ALL MEN BY THESE PRESENTS, that C & C CENTER PROPERTIES (hereinafter referred to as "Grantor"), in the State aforesaid, for and in consideration of the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED (\$57,500.00) DOLLARS to it paid by COLEMAN L. YOUNG AND JULIA B. YOUNG (hereinafter referred to as "Grantees"), in the State aforesaid, the receipt of which is hereby acknowledged, the Grantor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs and assigns:

ALL that certain piece, parcel or lot of land, lying and being situate in Greenville County, South Carolina, containing 0.47 acre, more or less, as shown on survey for Coleman Enterprises, Inc. [SIC], prepared by Carolina Surveying Co., dated March 11, 1983, recorded in the Office of the RMC for Greenville County in Plat Book 9-0 at page 70, and being more particularly described as follows:

BEGINNING at an iron pin situate at the westernmost corner of the subject parcel whereat said parcel corners with property of Paul D. Heaton along the southeastern boundary of the right-of-way of Bramlett Road, (S.C. Highway 253), a distance of one hundred seventy-five (175') feet from the intersection of Bramlett Road and Whitehorse Road, and running along Bramlett Road N 59° 11' E for a distance of one hundred seventy-five (175') feet to a drill hole; thence turning and running along property designated on the plat as C & C Center Properties, Inc. S 30° 49' E for a distance of one hundred thirty-eight and one-tenth (138.1') feet to a nail and cap; thence turning and continuing along said property S 59° 11' W for a distance of one hundred twenty-three and six tenths (123.6') feet to an iron pin; thence turning and running along the property designated on the plat as Paul D. Heaton N 51° 14' W for a distance of one hundred forty-seven and four-tenths (147.4') feet to an iron pin, this being the point of BEGINNING, be all measurements a little more or less.

This being a portion of the property conveyed to the Grantor by DMC Enterprises, Inc., by deed recorded June 18, 1976, in Deed Book 1038 at page 282. 14(308) 237.1-5-60.1
out of = 237.1-5-60

Together with a nonexclusive easement for ingress and egress over and across the existing driveways of the adjoining shopping center of the Grantor (Western Square Shopping Center) to and from Bramlett Road and Whitehorse Road as such driveways may from time to time be reasonably relocated. Nothing herein shall prohibit the relocation or rearrangement of the common area of the Shopping Center provided that reasonable access is provided over said common area to the southeastern and southwestern boundaries of the property herein conveyed.

Grantor does hereby create, impose and establish upon the subject property the following restrictive covenants, it being understood that such restrictive covenants shall run with the land and shall be binding upon the subject property and the Grantees, their heirs and assigns:

1. The term "Shopping Center" shall mean the Western Square Shopping Center which shopping center adjoins the property herein conveyed.

2. So long as Bi-Lo Stores, Inc., its successors or assigns, shall lease space within the Shopping Center, Grantees shall be restricted from using the subject property for the operation of a lounge, tavern, night club, gameroom or amusement center, or for the sale of health foods (except those sold in tablet or capsule form and size and/or standard drug items generally sold in drug stores such as metrecal, diet wafers and pabulum), delicatessen items, groceries, meats and/or other items generally sold by supermarkets, or for delicatessen and/or a delicatessen department.

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