

ALSO: An easement and right of way across the remaining portion of Parcel "G" owned by the Grantor extending along the northern side of said property of Grantor between said property and property now or formerly owned by D & W Manufacturing Company. Said easement and right of way being 15 feet in width and extending back along parallel lines N. 83-10 E. 237 feet from the rear line of property now or formerly owned by Julian M. Smith, Jr. and J. David Smith to a point and then turning and running in a general southeasterly direction across said Parcel "G" 100 feet, more or less, to the northern property line of the property herein conveyed.

Being a portion of the property conveyed to the Grantor by Eight Associates, Inc., by deed recorded June 7, 1972, in Deed Book 945 at Page 608 in the R.M.C. Office for Greenville County.

As a part of the consideration for this deed, Grantee agrees to construct a water and sewer line within said 15 foot easement and right of way extending from the eastern side of Winterberry Court along the northern side of property of Julian M. Smith, Jr. and J. David Smith and along the northern side of the remainder of Parcel "G" owned by Grantor to the above described premises deeded to Grantee. Said water and sewer line shall be of sufficient size and construction to service the building to be erected on the property herein conveyed to permit three taps on property of Julian M. Smith, Jr. and J. David Smith, three taps on the remaining part of Parcel "G" owned by Grantor to service not more than three buildings which might be erected on each of said properties, and with the right of Grantor and Julian M. Smith, Jr. and J. David Smith, their successors, heirs and assigns, to tap onto and use said water and sewer lines without the payment of any sum of money for such right.

The above described property is subject to a certain Agreement among Star Enterprises, Inc., Star Theatres, Inc. and Eight Associates, Inc., dated March 29, 1971, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 913 at Page 328, as amended by Agreement among said parties dated May 26, 1972, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 945 at Page 249.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs and assigns, forever. And, the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.