

The Mortgagor herein acquired this property from Paramount Park, Inc. (a corporation) by deed dated November 28, 1962, recorded in the R. M. C. Office for Greenville County, South Carolina in Deed Book 711 at page 378 subject to the following reservations and restrictions:

"The Grantor reserves to itself, its successors and assigns, the right of ingress and egress over a 50 foot strip of land extending in a Southeasterly direction from the Southeast side of Henrydale Street near and along the Northwest side of the above property for the purpose of going to and from Henrydale Street over said strip of land and using the same as a road-way or street to and from all or any portion of that property lying Southwest of the above described property now belonging to the grantor herein, all of which is more particularly shown on the plat made by R. K. Campbell on November 7, 1962, a copy of which has been recorded in the R. M. C. Office for Greenville County in Plat Book WW, page 401."

"This property is conveyed to the grantee subject to the following restrictions:

1. The above described property will not, for a period of thirty-five (35) years from the date of this deed, be rented, occupied or otherwise used for the operation or conduct of a variety store, junior department store, cut rate store, or discount store. The term "variety store" and "junior department store" shall mean stores doing business similar in type of that now in stores operated by S. S. Kresge Company and shall include but without in any way being limited to the following stores: F. W. Woolworth Co. Neisnee Brothers, Inc., W. T. Grant, Company, J. J. Newberry Co., G. C. Murphy Company, H. L. Green Company, Inc., S. H. Kress and Co., Rose's 5-10-25¢ Stores, Scott Stores Corporation, Butler Brothers, Sprouse-Reits Co., Inc., Heated Stores Co., and McCrory-McLellan Stores Corporation. The terms "cut rate store" and "discount stores" shall mean, without in any way being limited thereto, stores of the type now operated by the following: Arlan's Department Stores, Atlantic Mills, Atlas Shoppers World, Bargain City (U.S.A.), Clark's, Family Fair, Fashion Fair, J. M. Fields, Giant Tiger, Grant Store, Grant Department Store, Grandway Stores, G. M. S. Stores, Jubilee City, King's Department Stores, Mason's, Maxam's, Miracle Mart, Shopper's City, Shopper's Fair, Shopper's World Stores and Spartan Discount Department Store, or any store of similar operation, whether operated as a so-called "closed door", store or otherwise.
2. This land is being acquired by the grantee herein as a site for the sales office and service department for the Volkswagon. No building or other construction shall be placed or located on the premises above described for a period of 20 years from the date of this deed until the exterior construction and location of such building has been approved by the grantor herein.
3. The grantee shall have the right to place and erect an advertising sign or signs on the portion of the property designated "beautification area" on the plat above referred to but said sign or signs shall not be placed or erected on this area until the design and location of such sign or signs has been approved by the grantor herein.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said The South Carolina National Bank of Greenville, South Carolina, its successors and Assigns forever. And said corporation does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said The South Carolina National Bank of Greenville, S. C., its successors and Assigns, from and against itself, its Successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.