

Subject to the public rights of way for the roadways designated as Fairforest Way and Ridge Road and Frontage Road (generally parallel to U. S. Highway I-85) as conveyed to the South Carolina Highway Department, and further subject to the utility lines shown on said plat.

reasonably necessary for (a) pedestrian and vehicular access to and from the Premises and to and from and between each tract comprising the Premises, including, without limitation, the right to construct driveways, service areas and walks thereon or to use any driveway or walk now or hereafter constructed thereon and with the right to cut and remove such trees, bushes or other vegetation as may be reasonably required incident to such construction, (b) construction, operation, maintenance, repair, replacement, relocation and removal of any and all underground or overhead utilities whether now or hereafter constructed (including, without limitation, electric, telephone, water, gas, storm and sanitary sewers, together with all necessary and convenient services and pipes, connections and appurtenances) necessary to service the Premises and each tract comprising the Premises, including the right to use and enjoy any such utilities now or hereafter constructed thereon, and including the right of access to the same for any of said purposes and the right to trim and cut and remove from time to time such trees, bushes or other vegetation as may be reasonably required incident to the construction and maintenance of such facilities, (c) maintenance of the exterior of the buildings and improvements situated on the Premises, and (d) such other lawful uses as shall at any time and from time to time be necessary to service, operate and maintain the Premises; Provided that such easements and rights of way are subject to all easements, if any, now existing over, across and upon the real estate described above; and further subject to the right of the owner of such real estate, at its sole cost and expense, to relocate or cause to be relocated any such roadways, walks or utilities servicing the Premises upon having first constructed or provided for comparable means of ingress to or egress from and utility services to the Premises and to and from and between each tract comprising the Premises so that ingress and egress and utility services to the Premises and to and from and between each tract comprising the Premises shall not unreasonably be interfered with or interrupted, all as more fully provided in the deed of Phillips Fibers Corporation to Greenville County, South Carolina, dated December 15, 1967, and recorded in the R.M.C. Office for Greenville County in Deed Book 835 at Page 1.

The foregoing real estate described above in Parcels A and B being that conveyed to Phillips Fibers Corporation (except for rights of way conveyances by said Phillips Fibers Corporation to the South Carolina Highway Department) by deed of The Citizens & Southern National Bank of South Carolina (Greenville, S.C. Branch) as Trustee under written Agreement with James G. Bannon dated March 4, 1966, and as Trustee under written Agreement with Virginia P. Bannon dated March 4, 1966, a banking corporation organized under the laws of the United States, said deed dated July 22, 1966 and recorded in the R.M.C. Office for Greenville County in Deed Book 802 at page 519.

PARCEL C

The right to use and enjoy in common with Phillips Fibers Corporation and the owners from time to time of the real estate described above in Parcel B the rights, easements and rights of way provided for under the terms of that certain agreement between James G. Bannon, et al., and Greenville Leasing Co., Inc., recorded in the R.M.C. Office for Greenville County; S.C., in Deed Book 754 at page 212, and under the terms of that certain agreement between Greenville Leasing Co., Inc. and Phillips Fibers Corporation recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 802 at page 212.