

"The Grantee herein hereby covenants and agrees for itself, its successors and assigns, that no building or other structure, other than an identification sign for any establishment occupying the premises, shall be placed on said premises closer than 85 feet from the line thereof fronting on South Carolina Highway No. 146."

"The Foregoing covenants shall run with the land and be binding on said Grantee, its successors, grantees and assigns, and inure to the benefit of the Grantor herein, its successors and assigns."

(5) A perpetual easement reserved by AMERICAN, its successors and assigns, for the sole and exclusive purpose of installing and maintaining an illuminated advertising sign over and upon the following described portion of the lands herein conveyed:

BEGIN at the point of intersection of the Northeastern right-of-way line of S. C. Highway #146 and the Northwestern right-of-way line of Interstate Highway #85 Interchange and run thence North 40 degrees 52 minutes East 58 feet to a point; thence North 47 degrees 47 minutes East 118.3 feet to a point; thence North 57 degrees 16 minutes East 207.3 feet to a point; thence North 71 degrees 37 minutes East 53.4 feet to a point; thence South 85 degrees 30 minutes East 49.4 feet to a point; thence South 84 degrees 54 minutes East 89.3 feet to a point; thence North 86 degrees 03 minutes East 91.7 feet to a point; thence North 67 degrees 55 minutes East 87.5 feet to the true point of beginning of easement hereinafter described; thence in a northeasterly direction along the right-of-way of Interstate Highway #85, 6 feet to a point; thence North 30 degrees 05 minutes West 45 feet to a point; thence South 59 degrees 55 minutes West 44 feet to a point; thence South 30 degrees 05 minutes East 44 feet, more or less, to a point on the right-of-way of Interstate Highway #85; thence in a northeasterly direction along the right-of-way of Interstate Highway #85, 38 feet, more or less, to the point of beginning.

Grantee is granted permission to pave or landscape above-described area around said illuminated advertising sign base, it being understood that Grantor, its agents and employees shall not be liable for any loss or damage to such paving or landscaping which may be caused in connection with the necessary maintenance of said sign by Grantor, its agents and employees.

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