

CONTINUED:

All that certain piece, parcel or strip of land containing 0.10 acres, more or less, situate, lying and being on the Western side of the right of way for Haywood Road near the City of Greenville, County of Greenville, State of South Carolina, and having according to said plat referred to hereinabove, the following metes and bounds:

BEGINNING at an iron pin on the Western side of the right of way for Haywood Road at the joint corner of property now or formerly of Watson, et al, and the premises herein described and running thence with the Western side of the right of way for Haywood Road S. 0-02 E. 35.01 feet to an iron pin on the Western side of the right of way for Haywood Road at the joint corner of premises now or formerly leased to Caper House, Inc.; thence with the line of property now or formerly leased to Caper House, Inc. N. 88-24 W. 119 feet to an iron pin in the line of the 0.23 acre tract hereinabove described; thence with the line of the 0.23 acre tract hereinabove described N. 1-36 E. 35 feet to an iron pin in the line of property now or formerly of Watson, et al; thence with the line of property now or formerly of Watson, et al, S. 88-24 E. 118 feet to the point of beginning.

This is the identical access easement granted to the grantor herein by deed of John J. Matin, Jr. and Dorothy Law Martin, dated July 9, 1969, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 871 at page 481 on July 11, 1969.

TOGETHER WITH all the right, title and interest of the grantor herein in and to that certain leasehold estate created by and between Phillips Petroleum Company as Lessor and Caper House, Inc. as Lessee by unrecorded lease dated December 9, 1971, said leased premises having the following metes and bounds: -

All that certain piece, parcel or tract of land containing 0.14 acres, more or less, situate, lying and being on the Western side of the right of way for Haywood Road and having according to a plat entitled "Survey for Caper House, Inc."; referred to hereinabove, the following metes and bounds:

BEGINNING at an iron pin on the Western side of the right of way for Haywood Road at the joint corner of the 35 foot easement hereinabove described and the property herein described and running thence with the Western side of the right of way for Haywood Road S. 0-02 E. 65.14 feet to an iron pin on the Western side of the right of way for Haywood Road and property now or formerly of Phillips Petroleum Company; thence with the line of property now or formerly of Phillips Petroleum Company N. 88-24 W. 100.85 feet to an iron pin on the Western line of a 20 foot parking easement hereinafter described; thence with the Western line of said 20 foot parking easement N. 1-36 E. 65.1 feet to an iron pin in the Southern line of a 35 foot easement hereinabove described; thence with the Southern line of said 35 foot easement S. 88-24 E. 99 feet to the point of beginning.