

of all property presently owned by The Middleton Group and for the property under the Bankers Trust mortgage and is perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the mortgaged premises and the other property of the mortgagor which abuts said easement and shall be transmissible by deed or otherwise upon any conveyance or transfer of the above mortgaged property on which the easement exists. The 24 foot, 20 foot and 12.5 foot wide strip is conveyed subject to the condition that no structure nor improvement of any kind, other than usual and normal roadway paving shall be placed thereon together with such utility uses as do not interfere with ingress, egress and regress. This easement is for the commercial development of the property affected and is to alternatively be considered an easement in gross for commercial purposes.

For the consideration set out above, Bankers Trust of South Carolina, N.A. hereby subordinates its mortgage from The Middleton Group, a General Partnership, which is recorded in the R. M. C. Office for Greenville County in Mortgage Book 1314 at page 763 to a mortgage in the amount of One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars given by The Middleton Group, a General Partnership, to First Federal Savings & Loan Association of Greenville, South Carolina, dated May 19, 1975, and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1339 at page 565. Such subordination also covers future disbursement under this mortgage. The property which is subject to the First Federal Savings & Loan Association mortgage and which is subordinated by this instrument is described as follows:

All that piece, parcel or lot of land in Greenville County, State of South Carolina on the Southern side of U. S. Highway 29 and being shown as Tract A on a plat of property of The Middleton Group, as prepared