

having business with or otherwise having occasion to use the premises or facilities of the Grantee) in common with all others having a like right (including the Grantor, his heirs and assigns, his tenants, grantees, and all others having the right to use the aforementioned shopping center) to use at all times:

- (a) The Driveway for Ingress and Egress to and from the property hereby conveyed extending from the Easterly side of South Carolina Highway 291 to the Southerly side of East North Street Extension, substantially in such location and substantially with such width as shown on the aforementioned plat; and
- (b) The other entrances from East North Street Extension and all drives and parking areas to be constructed and maintained as a part of the aforementioned shopping center substantially as the same are shown on the aforementioned plat.

The Grantor reserves to himself, his heirs and assigns, his tenants, grantees, and all others having the right to use the aforementioned shopping center, the perpetual right in common with the Grantee, its successors and assigns, and all others having a like right under the Grantee (including, but not limited to, the Grantee's employees, customers, invitees, and tenants) to use at all times:

- (a) So much of the Driveway for Ingress and Egress extending from the Easterly side of South Carolina Highway 291 to the Southerly side of East North Street Extension as may be located on the property hereby conveyed substantially as the same is shown on the aforementioned plat; and
- (b) The other entrance (if any) from East North Street Extension and drives and parking areas located on the property hereby conveyed substantially as the same are shown on the aforementioned plat.

The Grantor agrees to construct and maintain, or to cause to be constructed and maintained, on the premises shown on the aforementioned plat (excluding the property hereby conveyed and excluding the area

(see attached Rider)

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

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, its Successors

Heirs and Assigns forever.

(Continued on next page)