

Together with a non-exclusive easement and right-of-way for the purpose of ingress and egress and installation and maintenance of water, sewer and other utilities to the property conveyed herein, over and along the proposed road 50' in width and along the proposed road 25' in width identified as "non exclusive perpetual easement" as is more fully described in that plat entitled "Topographical map for McDonald's Corporation" dated April, 1978, prepared by Dalton and Neves Co., Engineers, recorded in the RMC Office for Greenville County in Plat Book 6M at page 83. Said Easement is hereby granted unto McDonald's Corporation, its successors and assigns and shall be a permanent easement for the benefit of the aforesaid tract conveyed herein to the grantee. Lloyd D. Auten reserves to himself, his heirs and assigns the right to use said easement for ingress and egress and for utilities, including water, sewer, electricity and telephone, to other property of Lloyd D. Auten, being the remaining unsold property which Lloyd D. Auten acquired from Gertrude G. Powell by deed recorded August 16, 1971 in the RMC Office for Greenville County in Deed Book 922 at page 636, and Lloyd D. Auten further covenants that he will pave a 24-foot wide strip within the easement area with a base course of 4" of crushed aggregate and a surface course of hot laid asphalt concrete of a minimum depth of 1-1/2" with extruded concrete curb according to the construction standards of the Greenville County Subdivision Regulations and that he will maintain the paved area in good condition. The cost of the maintenance of the paved area of the easement and right-of-way shall be a charge against the other property of Lloyd D. Auten, being the remaining unsold property which he acquired from Gertrude G. Howell in the aforesaid deed. Also, Lloyd D. Auten covenants that said remaining property owned by him is subject to a restriction against use as a hamburger restaurant for a period of 20 years from the date of this deed. Lloyd D. Auten agrees to include in any deed by him of any of said remaining unsold property a charge against said property for the maintenance of the paved area and the restriction against use as a hamburger restaurant for 20 years.

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Recorded July 17, 1978 At 4:37 P.M.

1661

RICHARD A GANN
JUL 17 1978
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1661
X

Lloyd D. Auten and Patrick H. Grayson, Jr.

TO

McDonald's Corporation
McDONALD'S PLAZA
OAK BLVD, LLC 60521

Title to Real Estate

I hereby certify that the within Deed has been this 17th day of July 1978

at 4:37 P.M. recorded in Book 1083 of Deeds, page 302

in the Register of Meme Conveyance Greenville County

I hereby certify that the within Deed has been this 17th day of July 1978 recorded in Book 1083 of Deeds, page 302

Auditor

BOZEMAN & GRAYSON, Attorneys Greenville, S. C.

2080 Agency Woodruff Rd. Hwy. 146 R/W ingress & egress.