

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

DECLARATION OF EASEMENTS AND COVENANTS

This Indenture, made, entered into and established this  
19<sup>th</sup> day of February, 1981 by CENTER ASSOCIATES, a South Carolina  
Limited Partnership, hereinafter referred to as the "Declarant".

WHEREAS, Declarant is the owner of property situate on U.S.  
Highway #29 in the Town of Greer, County of Greenville, State of  
South Carolina, being shown and delineated as Parcels "A", "B",  
"C", "D" and "E" on a plat prepared for Edens & McTeer, Inc. by  
Civil Engineering of Columbia, dated March 21, 1980, last revised  
January 29, 1981, recorded in the Office of the REC for Greenville  
County in Plat Book 8-1 at pages 66, 67 which plat is incor-  
porated herein by reference; and,

WHEREAS, Declarant intends to develop a shopping center to  
be known as "K Mart Plaza" on Parcels "A", "B" and "C", and  
intends in the future to develop, lease and/or sell Parcel "D"  
as an "outparcel" to said shopping center, and also intends to  
develop, sell and/or lease Parcel "E"; and,

WHEREAS, Declarant desires to create and establish an ease-  
ment for ingress and egress across Parcel "A" to Parcel "D" and  
to impose certain restrictions and covenants on Parcels "D" and  
"E" to run with the land to the end that a beneficial plan of  
development of the property will be established and will be  
maintained and in conformity with the leases of Food Town Stores,  
Inc. and Revco Discount Drug Centers of S. C., Inc., in the event  
of separate ownership or financing of the Parcels.

THEREFORE, in consideration of the foregoing, and to secure  
the closing of certain mortgage financing, Declarant, for itself,  
its successors, successors in title and assigns, hereby declares,  
establishes, grants, conveys and provides as follows:

1. Declarant imposes on Parcel "A" for the benefit of  
Declarant and future owners and occupants and mortgagees of Parcel  
"D", a non-exclusive easement for ingress and egress for vehicular  
and pedestrian traffic over and across driveways now or hereafter

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