

hereby granted for the mutual benefit of all property adjoining or touching the property covered by such easement to be a perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and which is essentially necessary to the use for commercial purposes and enjoyment of the demised premises and the other property adjoining said easement. This easement shall be transmissible by deed or otherwise upon any conveyance or transfer of the demised premises or any portion thereof. This easement is granted on the described 12 foot strip subject to the condition that no structure or improvement of any kind shall be placed thereon excepting such materials as are usual and incidental to the construction of a paved common driveway thereon, the erection of traffic control signs or signals and installation of utilities that do not interfere with ingress and egress. This property is to be used for a roadway in common with an adjoining 12 foot strip of property reserved above by the Lessor, to be for the mutual benefit of parcels 1 and 2, or any subdivision thereof, which is to extend from Laurens Road to Kellett Drive. The property subject to this easement is described as follows:

ALL that piece, parcel or lot of land on the western side of Laurens Road in Greenville County, State of South Carolina and shown as a portion of parcel 1 on plat of property of Gault & Williams, said plat being prepared by Jones Engineering Service and dated October 12, 1973, and being revised September, 1976, and according to said plat, property having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurens Road at the northeastern corner of parcel 1, thence with the line of parcels 1 and 2, S. 61-28 W., 214.1 feet to an iron pin; thence S. 70-52 W., 441.6 feet to a point; thence, S. 70-52 W., 12.5 feet to a point; thence S. 20-36 E., 213.7 feet to an iron pin on Kellett Drive; thence with Kellett Drive, N. 85-40 E., 25 feet to an iron pin on Kellett Drive; thence N. 20-36 W., 196 feet to an iron pin; thence N. 70-52 E., 430.9 feet to an iron pin; thence N. 61-28 E., 215.6 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road, N. 30-47 E., 12 feet to the point of beginning.

*PAULS
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