4. The ingress and egress from and to the forty foot proposed drive and the main entrance to the 14.172 acre tract from Laurens Road will need to be by right-of-way or easement from C.W.I. to W.J.W., Inc.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), paid by W.J.W., Inc. to C.W.I., receipt and sufficiency of which is hereby acknowledged, along with other consideration, including the termination of civil litigation proceedings, C.W.I. and W.J.W., Inc., for themselves, and for their heirs, successors and assigns agree as follows:

- A. C.W.I. grants to W.J.W., Inc. a perpetual right-of-way and easement for ingress and egress to and from the 0.959 acre tract over and across the common road and parking areas of the 14.172 acre tract as these may be constituted from time to time. In this connection, C.W.I. and W.J.W., Inc. shall have the right to change the location of the common roads and parking, provided that this does not diminish or limit the ingress and egress herein granted.
- B. C.W.I. does hereby grant, bargain, sell and release to W.J.W., Inc. a permanent right-of-way and easement on the following property:

All that piece, parcel or tract of land shown on a plat of property entitled "M & K Properties," dated July 22, 1975, and revised August 12, 1975, and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of a 40 foot "proposed drive" shown on the plat and on which point is 187.5 feet from the northern side of Butler Avenue, and running thence N. 63-45 E. 54.25 feet to an iron pin at the rear corner of the 0.959 acre lot owned by W.J.W., Inc., and running thence N. 21-39 W. 35 feet to a point; thence S. 63-45 W. 54.25 feet to a point; thence S. 21-39 E. 35 feet to the point of beginning.

It is the intention of the parties by this conveyance to grant to W.J.W., Inc. a right of way and easement across a strip of land thirty-five feet in width which begins at the rear line of the property of W.J.W., Inc. and has its terminus on a "proposed drive" as shown on the survey entitled " M & K Properties."

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