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ALL that certain piece, parcel or lot of land situate, lying and being on the eastern side of U. S. Highway No. 146 (Woodruff Road) and being shown as a 35.15 foot strip of land, according to plat entitled "Survey for Waffle House, Inc." by Piedmont Surveyors, dated December 3, 1977, said plat to be recorded in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a concrete monument on the eastern edge of the right of way of S. C. Highway No. 146 at the joint front corner of property herein described and property now or formerly of Bowman Transportation, Inc. and running thence with the line of property now or formerly of Bowman Transportation, Inc., N. 64 E. 351.93 feet to an iron pin; thence S. 26 E. 35.15 feet to an iron pin; thence N. 64 E. 330.05 feet to an iron pin on the eastern side of the right of way of S. C. Highway No. 146 (Woodruff Road); thence with the eastern side of S. C. Highway No. 146 (Woodruff Road), N. 58 W. 41.3 feet to a concrete monument, the point of beginning.

The Grantor and the Grantee, for themselves, their successors and assigns, agree and covenant as follows in regard to construction and maintenance of a common driveway on property reserved above to the Grantor:

- (a) A paved driveway or roadway, generally 35.15 feet wide, may be constructed by Grantee or Grantor for the mutual use and benefit of the property herein conveyed or the remaining property of Grantor, as shown on the above referenced plat of property of Waffle House, Inc.
- (b) The parties hereto shall bear their prorata share of all costs of repair and maintenance needed to keep the roadway in a safe and usable condition.
- (c) The Grantor, for itself, and its successors and assigns, fully reserves the right to extend, or add or tie on to said driveway or roadway so as to provide ingress and egress for itself or its successors or assigns, to the remaining portion of Grantor's property, being shown and designated as "Central Development Corp." property on the above described plat.
- (d) The Grantor and Grantee, for themselves and their successors and assigns, agree that each will be permitted to install and maintain signs for advertising as long as said signs do not obstruct the said right of way or constitute a hazard.

By acceptance and recordation of this deed, Grantee accepts for itself and its successors and assigns, the terms and conditions contained herein.

Grantor hereby additionally grants unto Grantee, its successors and assigns, an easement in and to the following described property for the purpose of placing and maintaining upon the hereinafter described property such neat and appropriate signs advertising its business as it shall desire. The property subject to this easement is described as follows:

SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY TAX STAMP
 FEB-278 TAX 120.00
 FEB-278

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
 66.00
 FEB-278
 1981

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