

GREENVILLE COUNTY

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE BY A CORPORATION

KNOW ALL MEN BY THESE PRESENTS, That CENTRAL DEVELOPMENT CORPORATION, a corporation chartered under the laws of the State of South Carolina, and having a principal place of business at Easley, State of South Carolina, in consideration of Three Hundred Thousand and No/100 Dollars (\$300,000.00), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto LaQUINTA MOTOR INNS, INC., a Delaware corporation, its successors and assigns:

All that certain piece, parcel or tract of land, situate, lying and being on the northwestern side of Ponder Road and U. S. Highway I-85 Interchange, in Greenville, County, State of South Carolina, containing 5.50 acres, more or less, and being shown on a plat entitled "Survey for Central Development Corp.", dated June, 1978, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a concrete monument on the northwestern side of Ponder Road at the corner of property of C. T. Wyche, Trustee, and running along the northwestern right of way line of Ponder Road and U. S. Highway I-85 Interchange, the following courses and distances:  
S. 19-23 W. 140.8 feet to an iron pin; S. 21-54 W. 128.2 feet;  
S. 23-07 W. 140.5 feet; S. 32-28 W. 90.2 feet; S. 50-10 W. 88.7 feet;  
S. 67-55 W. 87.5 feet; S. 86.03 W. 91.7 feet; N. 84-54 W. 89.3 feet;  
N. 85.30 W. 49.4 feet; S. 71-37 W. 53.4 feet; S. 57-16 W. 183.48 feet to a concrete monument in line of property of American Oil Company; thence with the line of property of American Oil Company and Waffle House, Inc., N. 26-00 W. 248.2 feet to a concrete monument in line of property of Bowman Transportation, Inc.; running thence with the line of property of Bowman Transportation, Inc. and C. T. Wyche, Trustee, N. 64-00 E. 991.25 feet to the point of beginning.

TOGETHER with the right and easement for ingress and egress from time to time by foot or vehicular traffic, and the right and easement for installation and maintenance of signs and for utilities as from time to time might be necessary or desirable reserved by Grantor in its deed of conveyance to Waffle House, Inc., that deed being dated January 5, 1978, recorded in the R.M.C. Office for Greenville County, S. C. on February 9, 1978 in Deed Book 1073, at Page 446, to be subject to all terms, conditions and provisions thereof. The property which is the subject of this easement is described as follows:

- 196-547.2 - 1-30.2

ALL that certain piece, parcel or lot of land, located in the County of Greenville, State of South Carolina, lying and being on the northern side of U. S. Highway I-85 Interchange, and being more particularly described according to a plat entitled "Survey for Waffle House, Inc." by Piedmont Surveyors, dated December 3, 1977, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of U. S. Highway I-85 Interchange at the joint front corner of property now or formerly owned by American Oil Co. and running thence with the property now or formerly owned by American Oil Co., N. 26 W. 137.9 feet to an iron pin; thence N. 64 E. 160 feet to an iron pin; thence S. 26 E. 119 feet to an iron pin on the northern side of U. S. Highway I-85 Interchange; thence with the northern side of U. S. Highway I-85 Interchange, S. 57-16 W. 161.12 feet to an iron pin, the point of beginning.

This conveyance shall be subject to all easements and rights of way of record or shown on the survey by W. R. Williams, Jr., Engineer/Surveyor, dated June, 1978, including, but not limited to, the following:

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