

State of South Carolina,
Greenville County S. C.

grantee address
McDonald's Plaza
Oak Brook, Illinois 60521

140 924

Know all Men by these presents, that
M.C. ERSLEY

L. Stewart Spinks and Ken Moorhead

In the State aforesaid, in consideration of the sum of

One Hundred Fifty Thousand and No/100 (\$150,000.00)----- Dollars

to us paid by McDonald's Corporation (14) - 156-1164-2-5.1 1.31K
810166-4-2-5

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said McDonald's Corporation

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville located at the northwest intersection of the right of ways of White Horse Road (U.S. Highway No. 25 By-Pass) and Lenhardt Road, containing 1.375 acres (59,915 sq. ft.) according to plat entitled "Topographical Map For McDonald's Corporation" prepared by Dalton and Neves Co., Engineers, dated October, 1980, and having according to said plat the following metes and bounds to-wit:

Beginning at a concrete monument (P.O.B.) at the northwest intersection of the right of ways of White Horse Road (U.S. Hwy. No. 25 By-Pass) and Lenhardt Road, thence along right of way of Lenhardt Road S. 69-53-47 W. 324.32 feet to an iron pin, thence leaving said highway right of way and along lines of Stewart Spinks and Ken Moorhead property the following courses and distances, N. 23-03-29 W. 185 feet to an iron pin, thence N. 69-53-47 E. 324.32 feet to an iron pin on the western right of way of White Horse Road, thence along the right of way of said White Horse Road, (U.S. Hwy. No. 25 By-Pass) S. 23-03-29 E. 185 feet to the point of beginning, containing 1.375 acres or 59,915 square feet.

For plat of easement see plat book 8-L page 7

ALSO: A perpetual, exclusive easement over the property hereinafter described for the purpose of installing a high rise interstate sign together with a perpetual, non-exclusive easement, over and across Sellers' adjacent property for the purpose of installing, maintaining and repairing said sign. The sign and its installation, maintenance and repairs of the same shall be at the sole control, risk and expense of Grantee. In using the non-exclusive easement over Grantors adjacent property as a means of ingress and egress to the property on which the sign is to be located, Grantee agrees to cooperate with Grantor in locating said means of access so as to not interfere with Grantors reasonable use of its adjoining property. The legal description of the property on which the sign is to be located is as follows:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, located on the southern side of Interstate 85 Frontage Road, containing .00482 acres (210 sq. ft.) according to plat entitled "Sign Site for McDonald's Corporation" prepared by Dalton and Neves Co., Engineers dated December 1980 and having according to said plat the following metes and bounds, to-wit:

Beginning at a concrete monument (P.O.B.) on the southern right of way of Frontage Road (Interstate 85) which concrete monument is 70.80 feet across a sight right of way from the intersection of the western right of way of White Horse Road, thence along the southern right of way of said Frontage Road (Interstate 85) S. 70-39-29 W. 70 feet to an iron pin, thence leaving said Frontage Road right of way and along lines of Spinx Oil Co. property S. 19-20-31 E. 30 feet to an iron pin, thence N. 70-39-29 E. 70 feet to an iron pin, thence N. 19-20-31 W. 30 feet to the point of beginning, containing .00482 Acres or 210 Sq. ft.

The above described property is a portion of the same acquired by the Grantors by deed dated September 10, 1980 and recorded on September 11, 1980 in the SMC Office for Greenville County in Deed Book 1133 at Page 147.

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