va.1211 ms 439

STATE OF SOUTH CAROLINA, COUNTY OF CREENVILLE.

EASEMENT OR RIGHT OF WAY

know all MEN BY THESE PRESENTS, That Greenville Inns, a partnership, in the State aforesaid, in consideration of the sum of Five and 00/100 (\$5.00) Dollars to it in hand paid at and before the sealing of these presents by Waffle House, Inc., a Georgia Corporation, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Waffle House, Inc., the following:

A driveway site radius easement or right-of-way, triangular in shape and extending East twenty-five (25) feet from a point along the boundary of the below described real property with Pelham Road and twenty-five (25) feet north from the same point along the boundary of the below described real property and a thirty (30) foot driveway Greenville Inns shares with Waffle House, Inc., as set forth in the attached SKETCH PLAN, incorporated herein and made a part hereof. Grantor reserves the right to enter the driveway site radius easement and to make improvements thereon.

This easement and right-of-way affects the following described lands of the Grantor: -16 - 195 - 533. Z - 1-18.4

All that piece, parcel or tract of land located in Greenville County, South Carolina, being known and designated as Lot 1 of Boland Park as shown by plat prepared by Freeland & Associates dated June 20, 1979, and recorded in the RMC office for Greenville County, South Carolina, in Plat Book 7-J, Page 11, and having, according to said plat, the following metes and bounds, to wit: BECINNING at a point on the northern side of Pelham Road and running thence along Pelham Road N 58-21 W 95.15 feet to a concrete monument; thence N 34-24 E 7 feet to a concrete monument on Pelham Road; thence continuing along Pelham Road N 56-11 W 100 feet to an iron pin; thence N 53-37 W 141.84 feet to an iron pin; thence leaving Pelham Road and running N 27-47 E 393.29 feet to an iron pin; thence N 16-26 E 18.6 feet to an iron pin; thence N 66-34 E 315.02 feet to an iron pin; thence S 4-12 W 362.65 feet to an iron pin; thence S 28-33 W 369.84 feet to an iron pin in Pelham Road, the point of beginning, said tract containing 4.1912 acres; being the same property conveyed to Greenville Inns, a general partnership by Julian A. Ott, et al. by their deed dated July 6, 1983 and recorded July 22, 1983 in the RMC office for Greenville County in Deed Book 1192, Page 947.

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