

- (1) The Grantor has and does hereby grant, bargain, sell and release unto the Grantees a right of way or easement for the purposes of ingress, egress and parking over the following described property, to wit:

ALL that piece, parcel or strip of land on the Southwestern side of the right of way of U. S. Highway No. 276 in the Town of Mauldin, Austin Township, Greenville County, South Carolina, being shown on a plat of a survey for Mauldin Plaza, Inc. made by Carolina Engineering & Surveying Co. dated November 6, 1969, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4C, page 143, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwestern side of the right of way of U. S. Highway No. 276 at the Northeasternmost corner of the property acquired by the Grantor from Nelle C. Cooper, individually and as Executrix of the Estate of T. B. Cooper, Deceased, and running thence along the line of property owned by Dallas W. Griffin and Nelle C. Cooper, S. 45-43 W., 505.6 feet to an iron pin; thence along the rear line of Lots Nos. 16 and 17 of Pine Valley Estates Subdivision, N. 60-37 W., 187.6 feet to an iron pin; thence N. 45-43 E., 89.7 feet to an iron pin on the line of property conveyed by the Grantor to the Grantees by deed of even date herewith; thence along the line of the last mentioned property, S. 44-17 E., 138 feet to an iron pin; thence continuing along the line of the last mentioned property, N. 45-43 E., 120 feet to an iron pin; thence along the line of the last mentioned property, N. 44-17 W., 58 feet to an iron pin; thence N. 45-43 E., 348.4 feet to an iron pin on the right of way of U. S. Highway No. 276; thence along the line of the right of way of U. S. Highway No. 276, S. 44-17 E., 100 feet to an iron pin;

The above described property is a part of the same conveyed to Mauldin Plaza, Inc. by deed of Nelle C. Cooper, individually and as Executrix of the Estate of Thomas B. Cooper, Deceased, recorded in the RMC Office for Greenville County, S. C., in Deed Book 850, page 50.

- (2) The Grantor reserves the right to use the property described in Paragraph (1) above for ingress, egress and parking concurrently and jointly with the Grantees. All traffic lanes, roads, streets, parking spaces and pedestrian walkways and access areas, together with signs and markings for the control of vehicular and pedestrian traffic to and over the above described property shall be designated, arranged and maintained at the expense and subject to the control of the Grantor; provided, however, that all roads, streets, parking spaces, signs and markings shall never be designated, arranged