

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R.M.C.

WHEREAS, J. P. Stevens & Co., Inc. by deed dated April 27, 1959, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 623 at page 351 conveyed to Miller Outdoor Advertising Inc. of South Carolina, a tract of land containing 2.5 acres, more or less, situate, lying and being on the Southern side of Cedar Lane Road and on the Northern side of a proposed street leading off Floyd Street near the City of Greenville, County of Greenville, State of South Carolina; and.

WHEREAS, inasmuch as the grantor and the grantee at the time of said conveyance contemplated that the premises would be utilized solely for commercial purposes, the following provisions were incorporated in the aforesaid deed:

"A planting strip twenty (20) feet in width for the purpose of screening the view between nearby residential areas and business property of which the above described tract constitutes a part is created along the Northern side of the proposed street as shown on the plat referred to hereinabove [Plat Book MM at page 101]."

"In accepting this deed the grantee agrees to the creation of a strip twenty (20) feet in width for the purpose set forth above over the Southwestern portion of the premises along the Northern side of the proposed street and binds itself, its successors and assigns, to plant and maintain that portion of the premises herein conveyed and created as a planting strip in such manner as shall be prescribed by the grantor, its successors and assigns, however, the grantee shall be permitted to construct a driveway not to exceed twenty (20) feet in width across said strip for ingress to and egress from said proposed street if and when said street is opened."

and

WHEREAS, it has been determined by the said Miller Outdoor Advertising Inc. of South Carolina that the best use now of the rear

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