

Grantors shall not sell the property to any third party at a price equal to or less than the purchase price offered to Grantee at any time within one hundred eighty (180) days after the property is offered to Grantee. Any conveyance of an undivided interest in the 5.64-acre parcel between or among the present owners, or their heirs, shall not be considered as an event which requires notification of Grantee or affords Grantee any right to purchase.

GRANTORS, for themselves, their successors and assigns, hereby make the following covenants and promises to GRANTEE, his successors and assigns, which shall be deemed covenants running with the land and constitute a charge upon the land until such time as the stated conditions have all been fulfilled, or twenty-one (21) years have elapsed after the death of the last surviving Grantor named herein, whichever shall first occur, at which time such covenants shall expire:

(1) Grantors shall not object or oppose, directly or indirectly, any application of Grantee to change the zoning of the property hereinabove described to a classification which is then equivalent to "light industrial" under the present Greenville County Zoning Ordinance, or to a lesser classification;

(2) Grantors shall grant Grantee, upon demand and without payment of further consideration, an appropriate easement or right-of-way over and upon a parcel of property owned by Grantors, adjoining the property hereinabove described, containing 5.6 acres, and being shown as property of John B. Leatherwood, et al on the above-referenced plat prepared by Williams & Plumblee, Inc., dated December 22, 1980, to allow improvement of an existing unnamed county road located partially within or adjoining the property hereinabove described and partially within or adjoining the property retained by Grantors, such right-of-way to be located upon the ground by survey then to be prepared at Grantee's expense, and to be sufficient to permit widening of the county road up to sixty (60) feet, thirty (30) feet on each side of the center line, and a temporary construction right-of-way of such width as may then be customarily required for such improvements.

This property is conveyed subject to all easements and rights-of-way of record and is intended to include all of Grantors' right, title and interest in and to all roads, rights-of-way, waterways, easements or appurtenances on or upon the property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining; TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And the Grantors do hereby bind the Grantors and the Grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

3  
4  
5  
0

4325 RV-2

DOCUMENTARY  
STAMP  
28701

GREENVILLE COUNTY  
008570  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ P.B. 1031  
OCT 29 '90  
130.35