

and 263.34 feet to a point in the line of property this day conveyed by Grantor to the Grantee, College Properties, Inc. (Said property containing 33.67 acres as shown on said plat); The easement granted over said area for ingress and egress shall a width of 50 feet as more fully appears on said plat.

In those areas as shown on the above mentioned plat in which the existing pavement exceeds the bounds of the fifty (50') foot wide easement granted herein, in so far as these areas occur on the property of the Grantor, an irrevocable license coupled with an interest for the use and maintenance of these areas is hereby granted. However, Grantees agree that Grantor may revoke said license by the relocation at Grantor's expense of the paved portions of the roadway within the easement granted herein. Any such relocation shall provide a total paving width of not less than twenty (20') feet and that the paving specifications will be equal to or exceed those of the paving in place at this time. On said relocation within the fifty (50') foot wide area, no further action will be necessary and this license will be automatically revoked.

The easement granted herein is an easement appurtenant and shall be a covenant running with the land. It is intended that this easement be for the permanent benefit of Chanticleer Townhouse Property Owners' Assoc., Inc., and its members and also for the benefit of College Properties, Inc. and the property owners association it intends to form together with its members in connection with the Planned Unit Development to cover the 33.67 acres as is more fully shown on the above mentioned plat. College Properties, Inc. shall forthwith grant a perpetual easement to Chanticleer Townhouse Property Owners' Assoc., Inc. for the use of the private road running through its 33.67 acres.

Grantor reserves the right and option to relocate said easement at any time and from time to time at its sole expense to any other area of its property [generally identified on the Greater Greenville Tax Maps at Sheet WGl.4, Block 1, Lot 1 (less the 33.67 acres this day conveyed to College Properties, Inc.)]. Provided, however, that said relocated easement shall be the same width as the easement herein granted and that said relocated easement connect and link the property lying between Garden Trail and the private road located on the easternmost part of the 33.67 acres this day conveyed to College Properties, Inc., and further provided that the new easement for the new private road will provide a total paving width of not less than twenty (20') feet and that the paving specifications will be equal to or exceed those of the paving in place at this time and provided further