

Piedmont a right-of-way and/or easement along the forty (40) foot drive as delineated upon said plat and a right-of-way and/or easement over the 14.172 acre tract as hereinafter set forth for the purposes of ingress and egress to and from U. S. Highway No. 276.

NOW, THEREFORE, in consideration of the sum of One and No/100 (\$1.00) Dollar, the receipt of which is hereby acknowledged, and the promises contained herein, C.W.I., a general partnership consisting of Braxton M. Cutchin, III, Gerald C. Wallace, Jr. and Robert P. Ingle, does hereby grant, bargain, sell and release, unto First Piedmont Bank and Trust Company, its successors and assigns, forever:

A perpetual right to use a forty (40) foot drive leading from the northern side of Butler Avenue (South Carolina Highway No. 107) and adjacent to the property described in Schedule B attached and which forty (40) foot wide strip is more particularly delineated upon a plat entitled "Survey for M & K Properties", prepared by Piedmont, Engineers, Architects Planners, dated July 22, 1975 and revised August 12, 1975 and which said forty (40) foot wide drive is to be used for a right-of-way for ingress and egress to and from the property described in Schedule B attached owned by First Piedmont and Butler Avenue (South Carolina Highway No. 107). Said forty (40) foot wide drive is to be used for all purposes for which public roads and streets are commonly used, including but not limited to, the right of ingress and egress to and from the property described in Schedule B attached and Butler Avenue (South Carolina Highway No. 107) and for a public utilities over, under and across same.

A perpetual nonexclusive right-of-way and/or easement for ingress and egress to the 14.172 acre tract and the 0.559 acre lot from U. S. Highway No. 276. Said right-of-way and/or easement shall be located across such portion of the property owned by C.W.I. at such points and places as C.W.I. may from time to time determine and C.W.I. shall have the right to change the location of said right-of-way and/or easement at any time and from time to time provided that said right-of-way and/or easement gives First Piedmont, its successors and assigns access to and from the 14.172 acre tract owned by C.W.I. and the 0.559 acre lot owned by First Piedmont and U. S. Highway No. 276. Said right-of-way and/or easement is to be used for all purposes for which public roads and streets are commonly used, including the right of ingress and egress to the 14.172 acre tract and the 0.559 acre lot from U. S. Highway No. 276.

This right-of-way and easement agreement shall be deemed