

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF GREENVILLE)

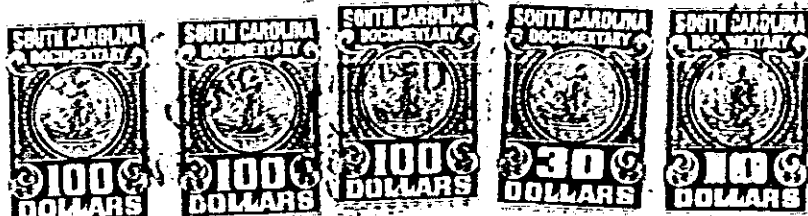
KNOW ALL MEN BY THESE PRESENTS, that EIGHTH COLONY INVESTORS, A GENERAL PARTNERSHIP in consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00) the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto STEAK AND ALE OF COLUMBIA, INC., its successors and assigns, forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina on the eastern side of South Carolina Highway 291 and being shown as Tract A on plat of property of Eighth Colony Investors, a General Partnership, prepared by Campbell & Clarkson, Surveyors, dated December 26, 1975, and being recorded in the R. M. C. Office for Greenville County in Plat Book 50 at page 33 and according to said plat having the following metes and bounds, to-wit:

FILED
GREENVILLE CO. S. C.
JAN 14 4 03 PM '76
OSWINE S. TANKERSLEY
R.M.C.

BEGINNING at an iron pin on the eastern side of the right of way of South Carolina Highway 291 at the joint corner of property presently occupied by C. Douglas Wilson & Company, thence N. 80-48 E. 69.9 feet to an iron pin; thence S. 86-24 E. 297.33 feet to an iron pin; thence N. 80-48 E. 32.5 feet to an iron pin; thence S. 09-12 E. 129 feet to an iron pin; thence S. 78-19.45 W. 241.95 feet to an iron pin; thence, N. 69-15 W. 12.68 feet to an iron pin on the eastern side of the right of way of Frontage Road; thence with the right of way of Frontage Road N. 11-11 W. 33.87 feet to an iron pin; thence continuing with said right of way N. 28-56 W. 25 feet to an iron pin; thence continuing with said right of way N. 40-08 W. 25 feet to an iron pin; thence continuing with right of way N. 56-32 W. 25 feet; thence continuing with said right of way N. 67-33 W. 25.24 feet to an iron pin; thence continuing with said right of way, N. 84-42 W. 25.6 feet to an iron pin; thence continuing with said right of way S. 89-31 W. 25 feet to an iron pin; thence continuing with said right of way N. 55-49 W. 38.96 feet to an iron pin on the eastern side of right of way of South Carolina Highway 291; thence with the right of way of said highway, N. 9-12 W. 53.15 feet to the iron pin, the point of beginning. -519-280-1-5.22 = 1.2Ac.

Saving, excepting and reserving unto the grantor, its successors and assigns, an unrestricted roadway easement for ingress, egress or regress by pedestrian or vehicular traffic over the twenty-four (24) foot wide strip of land as is designated "24' wide easement" on the above referred to plat; said easement extends across the rear portion of lot "A" some 129 feet, plus or minus, connecting with and extending from the 38' wide easement area shown on the said plat to Tract B. Said easement is for the benefit of the adjoining approximately 19 acre tract of property of the grantor and is an unlimited, perpetual, non-exclusive, appendant, appurtenant easement which shall run with the land and is essentially necessary to the enjoyment of the aforesaid adjoining property of the grantor and to the convenient and proper use thereof and is for a commercial purpose and shall be transmissible by deed or otherwise with any and all of the conveyances or transfers or assignments or other alienations of the adjoining approximately 19 acres of property presently owned by the grantors whether or not said adjoining property is conveyed, transferred, assigned or otherwise alienated in parcels or as a whole. The said 24 foot wide strip is conveyed subject to the condition that no structure nor improvement of any kind other than usual and normal roadway paving shall be placed thereon; nor shall the grantee, its successors or assigns, use the said 24 foot wide strip for any purpose inconsistent with those rights saved, excepted and reserved to grantor, its successors and assigns. Grantors, their successors and assigns shall have the right to go upon said road easement area to install paving or asphalt and to repair same in conformity with connecting roadways.



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