

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

This Memorandum of Lease dated August 1, 1974, by and between ¹⁰⁰⁶ 478
Roy Ellison, Jr., E. Dean Anderson and William A. Leslie, hereinafter
referred to as Lessor, and Bankers Trust of South Carolina, N. A.,
Greenville, South Carolina, a national banking association, hereinafter
referred to as Lessee,

FILED
GREENVILLE CO. S. C.
Aug 9 2 00 PM '74
SOUTH CAROLINA
CLERK

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WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00)
and other good and valuable considerations and in further consideration
of the rents reserved and the covenants and conditions more particularly
set forth in a certain Lease Agreement between the Lessor and the Lessee
dated August 1, 1974, the Lessor and the Lessee do hereby covenant, pro-
mise and agree as follows:

The Lessor does demise unto the Lessee and the Lessee does
take from the Lessor for the term hereinafter provided and any extensions
thereof, the following described property:

All that certain piece, parcel or lot of land, situate,
lying and being in the County of Greenville, near the
City of Greenville, State of South Carolina, on the
eastern side of S. C. 291 By-Pass and being a portion
of the property shown on a plat for Gardners III prepared
by Carolina Engineering and Surveying Company, dated
July 1, 1968, as revised, and having according to said
plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of S. C.
291 By-Pass at a point 249.2 feet, more or less, from
the intersection of East North Street Extension and
S. C. 291 By-Pass and running thence N. 79-37 E. 199
feet to an iron pin; thence S. 13-38 E. 42.8 feet to
an iron pin; thence N. 82-38 E. 200 feet to an old iron
pin, situate on the western side of a drive; thence with
said drive N. 7-31 W. 166.7 feet to an iron pin; thence S.
84-52 W. 207.2 feet to an iron pin; thence S. 10-01 E.
107 feet to an iron pin; thence S. 79-43 W. 202 feet to
a point on the eastern side of S. C. 291 By-Pass; thence
with said By-Pass S. 8-50 E. 25.8 feet to the point of
beginning.

ALSO: An easement appurtenant for ingress and egress
from the above described property to the North Hills
Shopping Center owned, now or formerly, by Tram Cor-
poration, situate to the west of the above described
property and the private drive running from East North
Street Extension in a southerly direction along the
westerly boundary of the above described property to
the property known, now or formerly, as A & P property.

The lease term shall commence on September 1, 1974. The lease
term shall terminate fifteen (15) years after the commencement thereof
provided, however, that the Lessee is granted the right to lease the
premises for additional periods upon such terms and conditions as set
forth in said original Lease Agreement dated August 1, 1974.

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