

(Description continued):

Vol 1013 p. 946

BEGINNING at a point on the westerly side of Augusta Road in line of other property of McPherson (now leased to Texaco) and running thence

S. 62-58 W. 146.5 feet to a point; thence turning and running S. 26-02 E. 54.0 feet to a point in line of property of Center, Inc.; thence turning and running N. 62-58 E. 137.0 feet to a point on the westerly side of Augusta Road; thence turning and running along the westerly side of Augusta Road, N. 17-07 W. approximately 13 feet to a point in line of property of McPherson; thence continuing said course 42.0 feet to the point of beginning.

The southerly edge of the above-described property having a width of approximately 13 feet, is owned by Center, Inc., under a 99-year lease with A. T. Sullivan, dated January, 1959. The remainder of the above-described property is owned in fee simple by McPherson Realty, Inc.

The building situate on the above-described tract is owned jointly by Center, Inc. and McPherson Realty, Inc.

The conveyance of Grantor's interest in the foregoing property is subject to that certain mortgage given by McPherson Realty, Inc. and Center, Inc. in the original principal amount of \$27,500 on December 18, 1970 to Fidelity Federal Savings and Loan Association, recorded in Real Estate Mortgage Book 1176 at Page 64, and also subject to that certain Lease Agreement dated October 29, 1969 between McPherson Realty, Inc., Center, Inc. and Southern Bank and Trust Company, for a period of 15 years commencing January 10, 1970.

ALSO: ALL Grantor's right, title and interest in and to that certain Agreement between Grantor and Fred McPherson and Thelma McPherson, dated January 10, 1961 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 714, at Page 327.

ALSO: ALL right, title and interest of Grantor, as sub-Lessor, under all sub-Leases affecting the property herein conveyed.

The property herein conveyed is subject to that certain mortgage dated January 28, 1975 given by Grantor to The Citizens and Southern National Bank of South Carolina in the original principal amount of \$1,165,000, which mortgage is not assumed by Grantee, and recorded in the R.M.C. Office for Greenville County in Book 1332 at Page 153. (Cont'd)

RECORDING FILE  
JAN 29 1975  
WICHE BURGESS, FREEMAN & PARHAM, P.A.

JAN 29 1975  
The State of South Carolina  
W.W.K.  
GREENVILLE  
N.C. County

CENTER, INC.

TO  
THE INVESTMENT GROUP, a Limited Partnership under the laws of the State of South Carolina  
City of Greenville, S.C.

**TITLE TO REAL ESTATE**

Filed this 29th day of January A. D., 1975 and recorded in Vol. 1013 Page 242 Fee, \$ Pd. at 3:05 P.M.

Register of Mesne Conveyance for Greenville County, S. C.

ENTERED OF RECORD  
in my office this \_\_\_ day of \_\_\_ 19\_\_\_ in Book \_\_\_ Page \_\_\_ Fee, \$ \_\_\_ County Auditor for \_\_\_ County, S. C.

W. A. SEYST & CO., OFFICE SUPPLIES  
1.35 Acres & 1.10 Acres Augusta  
Also Int. in Lease Augusta Rd. & Hobomac Ave. also Int. Lot Augusta Rd. also Int. in Agree & Sub-Leases.

Grantor is the survivor of merger with Shops, Inc., Stores, Inc. and Consolidated Capital Corporation, pursuant to Articles of Merger dated January 31, 1973 recorded in the Office of the R.M.C. for Greenville County in Deed Book 979, at Page 270.

RECORDED JAN 29 1975 17778 at 3:05 P.M.

4328 RV.2