

of South Carolina, recorded March 7, 1980, in Deed Book 1121, Page 788, Greenville County, South Carolina records.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's successors and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor but not otherwise.

This conveyance is made subject to existing easements and encumbrances of record and also subject to the rights of various tenants pursuant to unrecorded leases covering office space in the office building, and parking space in the parking building and in the asphalt parking area as presently constructed and existing on the subject property, and the rights of the Lessors, their heirs, successors and assigns under a certain Lease Agreement dated November 25, 1970 between Grace Charles Martin, et al., as Lessors, and the Peoples National Bank, Greenville, South Carolina, as Lessee, as such rights are set forth in Article 14 thereof; a Memorandum of said Lease being recorded in the Greenville County R.M.C. Office in Deed Book 903, Page 464.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 28TH day of July, 1982.

Signed, sealed & delivered in the presence of:

BTP CAPITAL CORP. (Seal)

Lily M. Dutton

By E. J. Stumpf, Pres.

Raya Hanley

And: R. A. [Signature] V.P.

STATE OF Texas
COUNTY OF Tarrant

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named BTP CAPITAL CORP., a corporation organized and existing under the laws of the State of Texas, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

Lily M. Dutton

SWORN to and subscribed before me this 28th day of July, 1982.

Raya Hanley
Notary Public for the County of Tarrant, State of Texas
My Commission expires: 11-29-84

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