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State of South Carolina,)

COUNTY OF Greenville,)

KNOW ALL MEN BY THESE PRESENTS, That Greenville Improvement Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of Twenty-six thousand eight hundred and twenty-five (\$26,825.00) Dollars to it in hand duly paid at and before the sealing and delivery of these presents by the grantee... hereinafter named, (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto American Cigar Company

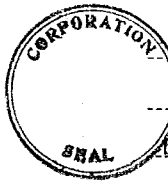
a corporation chartered under the laws of New Jersey, All that certain piece, parcel or lot of land, situate, lying and being, in the Fourth Ward of the City of Greenville, in the County of Greenville and State of South Carolina, fronting on the North side of East Court Street, between Main Street and Fall Street, described as follows, to wit: Beginning at a stake on Court Street and running; thence N. 17-1/2 E. along line of lot formerly belonging to Mrs. Ann E. Marshall, and conveyed by her to J.O. Westfield and J.H. Cleveland and by them to Carpenter Bros. One hundred and thirty-seven (137) feet to an alley in the rear fifteen and one-half (15-1/2) feet wide; thence S. 72-1/2 E. along said alley Ninety-two (92) feet to a stake on line of lot formerly belonging to Ferguson & Miller and now belonging to Thos B. Whitmire; thence S. 17-1/2 W. along said Whitmire lot One hundred and thirty-seven (137) feet to a stake on said Court Street; thence N. 72-1/2 W. along said Court Street Ninety-two (92) feet to the beginning corner, this being the same lot of land conveyed to Greenville Improvement Company by Julius C. Smith by deed bearing date April 15, 1903, and recorded in the office of the Register of Mesne Conveyance for Greenville County in Deed book J.J.J. page 520. Together with the four story brick building thereon situate, and all fixtures, machinery and implements in the said building which belongs to the Grantor.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining, To have and to hold all and singular the premises before mentioned unto the grantee... hereinafter named, and its successors heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee... hereinafter named, and its successors heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this 20th day of August, in the year of our Lord one thousand, nine hundred and Seven and in the one hundred and thirty-second year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: Thos. I. Charles, E.M. Blythe,



By W.J. Thackston, President and Wm. G. Sarrine, Treas.

STATE OF SOUTH CAROLINA, COUNTY OF Greenville,

Personally appeared before me E.M. Blythe and made oath that he saw the within named Greenville Improvement Company by its duly authorized officers, W.J. Thackston, President, and Wm. G. Sarrine Treasurer sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with Thos. I. Charles witnessed the execution thereof

Sworn to before me, this August day of August, A. D. 1907 L.O. Patterson (SEAL) Notary Public for South Carolina.

E.M. Blythe

August 22nd, 1907.