

STATE OF SOUTH CAROLINA,]

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That the Phoenix Realty Company, Inc. of Columbia South Carolina a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Columbia in the State of South Carolina for and in consideration of the sum of Two Thousand and no/100 (\$2,000.00) DOLLARS,

to it in hand fully 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

Hotel Imperial Incorporated of Greenville, South Carolina its successors and assigns.

All that certain lot of land, situate lying and being in Ward 3 of the City of Greenville, County and State aforesaid, at the southwest corner of West Washington Street and Richardson Street, measuring 83 feet low West Washington Street, and having according to a survey of the same made by J. Dalton & Neve, Engineers, in March 1923, the following metes, bounds, courses and distances, to-wit: Beginning at the southwest corner of West Washington & Richardson streets, and running thence with Richardson Street S 20 W. 145 feet to an iron pin; thence along the line of property now or formerly owned by C. S. James N. 69-39 W. 143.5 feet to an iron pin; thence N. 20 E. 50 feet to an iron pin; thence S. 69-39 E. 60.5 feet to an iron pin; thence along the line of other property now or formerly belonging to C. S. James on the Western edge of the Hotel wall N. 20 E. 95 feet to an iron pin on the south side of West Washington Street; thence along the side of said street S. 69-39 E. 83 feet to the beginning; and being known as the Hotel Imperial lot.

Together with all the buildings and improvements thereon located, either now erected in the course of erection or to be erected and constructed hereafter upon said described land. Also any and all improvements and appurtenances now standing or to any time hereafter erected, constructed or placed on said land, or any part thereof, together with all appurtenances, hereditaments, rents, issues, and profits now or hereafter belonging to said building, including all rights of way, easements, means of ingress and egress to said property including all rights and privileges of any and all streets, roads and roadways adjacent to said property, leading to and from the same.

The foregoing real estate and appurtenances thereto is the same as that conveyed to the Grantor by the Hotel Cape Fear Incorporated on March 1, 1923 by a deed recorded in the office of the R. M. C. for Greenville County in Book 154, pag 298.