

SUBJECT TO THE FOLLOWING:-

1. To the following mortgages:-

- a) Note and mortgage by Virginia Dare America Corporation to The Peoples National Bank of Greenville, South Carolina, dated October 15, 1948, in the original amount of \$90,000.- recorded in the R.M.C. Office for Greenville County in Mortgage Book 404 at Page 76.
- b) Note and mortgage by Virginia Dare America Corporation to The Peoples National Bank of Greenville, South Carolina, as trustee for Maybelle Hatch Foundation, dated October 15, 1948, in the amount of \$35,000.-, recorded in the R.M.C. Office for Greenville County in Mortgage Book 404 at Page 86.

The above mortgages are equal in rank.

- 2. To a certain lease executed August 25th, 1949, made between VIRGINIA DARE AMERICA CORPORATION, as Landlord, and EDISON CAROLINA STORES, INC., as Tenant, said lease being recorded in the R.M.C. Office for Greenville County in Deed Book 392, Page 136, and further subject to an amendment to said lease dated the 11th day of April, 1950, made between VIRGINIA DARE AMERICA CORPORATION, as Lessor, and EDISON CAROLINA STORES, INC., as Lessee.
- 3. To such state of facts as shown on the plat of property made by Pickell & Pickell, Engineers, dated February 24th, 1950, as above set forth.
- 4. To an agreement of record executed by Kirby J. Quinn to Virginia Dare America Corporation, dated October 16th, 1948, and recorded on February 17th, 1950, in the R.M.C. Office for Greenville County in Book 403, Page 7.
- 5. To covenants, easements, restrictions, agreements, party wall agreements, if any, ^{as recorded} as same may affect the premises.
- 6. The fact that there may be no right to maintain a coal chute and coal vault, if any, beyond the building line on North Main Street.

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 said EUGENE B. SAGAN, his heirs, administrators and assigns.

AND Virginia Dare America Corporation, does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Eugene B. Sagan, his heirs, administrators and assigns, against itself and its

