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OLLIE HAINSWORTH
R.M.C.

BOOK 848 PAGE 477

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) SPECIAL POWER OF ATTORNEY

THIS INSTRUMENT executed this 17th day of July, 1968, by SBT REAL ESTATE, INC., a South Carolina corporation, hereinafter called SBT, in favor of SOUTHERN BANK AND TRUST COMPANY, a banking institution chartered under the laws of the State of South Carolina, hereinafter called Bank;

WITNESSETH:

WHEREAS, the Bank was the original Tenant under three ground leases, hereinafter set forth, for three contiguous parcels of real estate located in the City of Greenville, County and State aforesaid, lying and being on the southerly side of East North Street, and bounded on the east by Church Street, and bounded on the west by North Irvine Street, each parcel being fully described in the following ground leases, reference being made thereto:

Parcel No. 1: Lease with Central Realty Corporation, as Landlord, dated June 1, 1966, a short form of which is recorded in the RMC Office for Greenville County, S. C. in Deed Book 803, page 327.

Parcel No. 2: Lease with W. Thomas Brockman, as Landlord, dated June 1, 1964, a short form of which is recorded in the RMC Office for Greenville County, S. C. in Deed Book 777, page 13, said lease having been amended by unrecorded instrument dated July 26, 1966, and by a second unrecorded instrument dated June 21, 1968.

Parcel No. 3: Lease with Mildred Roper Wilkinson, as Landlord, dated April 29, 1965, a short form of which is recorded in the RMC Office for Greenville County, S. C. in Deed Book 772, page 233.

AND WHEREAS, the Bank has rebuilt and remodeled a one story brick building located on Parcel No. 1, and has constructed a two story building located partly on Parcel No. 1 and partly on Parcel No. 2; and

WHEREAS, the Bank has heretofore granted to Central Realty Corporation, the Lessor of Parcel No. 1, a conditional assignment and option agreement of the Bank's interest as Tenant under the W. Thomas Brockman lease in order to better secure Central Realty Corporation under the terms of the ground lease with Central Realty Corporation, said conditional assignment and option agreement being recorded in the RMC

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