

91, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of University Ridge, formerly Choice Avenue, at the corner of a lot formerly owned by Meeks and running thence along University Ridge in a westerly direction 16 feet to a stake; thence in a southwesterly direction 100 feet to a stake; thence in an easterly direction 50 feet to the corner of Meeks Lot; thence in a northerly direction along Meeks line 100 feet to the beginning corner.

ALSO: The northern one-half portion of that lot of land containing 2,295 square feet, more or less, situate in the City of Greenville, Greenville County, South Carolina, located on the east side of Church Street between University Ridge and Carson Street which lot is more particularly described as follows:

BEGINNING at an iron pin which denotes corner of property conveyed to Roy F. Hunt, Jr., Junius H. Garrison, Jr. and David G. Traxler and property now or formerly of Miriam B. Whitherspoon, which pin is located approximately 53.0 feet from centerline of Church Street and approximately 100.00 feet south of right-of-way line for University Ridge, thence along right-of-way for Church Street, S. 20-35 W. for 43.1 feet, more or less, to an iron pin, thence S. 89-32 E. for 66.6 feet, more or less, to nail in bottle cap in side of twin Cottonwood tree, thence N. 10-07 E. for 40.1 feet, more or less, to an iron pin, thence N. 88-53 W. for 52.2 feet, more or less, to point of beginning.

together with the improvements and appurtenances thereunto belonging or in any wise appertaining.

II.

To have and to hold the same unto the Lessees, their successors and assigns, for the term of ten (10) years, beginning upon the date of completion of the building to be constructed thereon by the Lessors and ending ten (10) years from that date unless sooner terminated as hereinafter provided.

III.

Lessees shall pay to Lessors as rent therefor, during