

For True Consideration See Affidavit

FILED JUN 23 4 40 PM '73 GREENVILLE, CO. S. C. DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Fidelity Federal Savings and Loan Association, Greenville, A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of

Ten Dollars and Other Valuable Consideration the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto First National Properties, Inc., a South Carolina Corporation, Its Successors and Assigns Forever:

ALL that certain piece, parcel or lot of land situate, lying and being at the Southwest corner of the intersection of South Main Street and West McBee Avenue, in the City of Greenville, in Greenville County, South Carolina, and having, according to a plat made by Dalton & Neves, Engineers, July 1958, recorded in Plat Book SS at Page 38 in the RMC Office for Greenville County, the following metes and bounds, to-wit:

BEGINNING at the point of intersection of the West side of South Main Street, with the South side of West McBee Avenue, and running thence with the West side of South Main Street, S. 20-41 W. 75.6 feet to a point in a 17" wall; thence through said wall, N. 68-55 W. 120.3 feet to a point in wall; thence continuing through another 17" wall; N. 21-11 E. 47.95 feet to a point in wall; thence through a 20" wall, S. 69-00 E. 29.25 feet to a point in wall; thence through a 19-1/2" wall, N. 21-00 E. 27.4 feet to a point in the Southern side of West McBee Avenue; thence with the South side of West McBee Avenue, S. 69-00 E. 90.5 feet to the point of beginning.

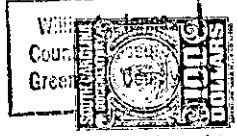
The plat made by Dalton and Neves in July 1958 hereinabove referred to, shows a party wall bounding this lot on all sides except the boundary along the West side of South Main Street and the boundary along the South side of West McBee Avenue, and it is understood that this conveyance is made subject to such rights as the adjoining property owners may have in and to said walls and the use thereof.

-500-59-2-1

ALSO: All our right, title and interest in and to all office furnishings, fixtures and personal property included in the Lease dated March 12, 1971, by and between Fidelity Federal Savings and Loan Association and the Peoples National Bank with the exception of the night depository which is not being included as a part of this transaction.

The Grantee is likewise conveying its interest in the air conditioning equipment for the building located on the property above described.

This property is conveyed subject to all restrictions, zoning ordinances and easements of record or on the ground affecting subject property.



Greenville County Stamps Paid \$330.00 Act No. 380 Sec. 1

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 29th day of June 1973

SIGNED, sealed and delivered in the presence of
Susan H. Austin
James J. Anderson

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION A Corporation By: William R. Merritt President Doris Cox Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of June 1973
James J. Anderson (SEAL.)
Notary Public for South Carolina.
My commission expires: 4-18-78

Susan H. Austin



RECORDED this 29th day of June 1973, at 4:40 P. M., No. 37981