

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of Four Hundred Seventy-Six Thousand Four Hundred Forty-four and 50/100-----(\$476,444.50) Dollars,

to me paid by the said Bankers Trust of South Carolina

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said Bankers Trust of South Carolina:

ALL that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown on plat entitled "Survey for Poinsett Highway Properties" prepared by Carolina Surveying Company, dated June 20, 1973, and revised July 25, 1974, and having the following metes and bounds, to-wit:

BEGINNING at a point on Highway 25 at the joint front corner of property herein described and Chanticleer Real Estate and running with the line of Chanticleer Real Estate, N. 21-0 W. 330.9 feet to a point; thence turning and running with the property line now or formerly of Peddler Steak House the following courses and distances: N. 58-30 E. 107.6 feet; N. 24-25 W. 125 feet; N. 18-01 W. 28 feet; N. 31-01 E. 192.5 feet; N. 5-19 W. 69.5 feet; N. 53-27 W. 65.5 feet; N. 56-45 W. 106.6 feet and S. 63-22 W. 119 feet to a point along the right-of-way of Hillendale Road; thence turning and running with said right-of-way, N. 3-50 W. 119.4 feet to a point; thence with the right-of-way of Crestwood Drive the following courses and distances: N. 22-37 E. 77.1 feet; N. 25-57 E. 113.7 feet; N. 22-19 E. 97 feet; and N. 16-23 E. 135.2 feet to a point on Floyd Street; thence with the approximate center of Floyd Street, S. 80-41 E. 195.4 feet to a point; thence turning and running N. 18-09 E. 200 feet to a point along the line of property now or formerly of Tindall, thence turning and running S. 81-18 E. 317.2 feet to an old iron pin; thence turning and running S. 81-54 E. 369 feet to an old iron pin; thence turning and running N. 7-10 E. 235 feet to a point; thence turning and running S. 79-21 E. 429.7 feet to a point; thence turning and running S. 5-33 E. 739.6 feet to a point; thence turning and running S. 30-15 E. 142 feet to a point; thence turning and running S. 43-15 W. 1511.8 feet, more or less, to a point; thence turning and running N. 34-25 W. 120 feet to a point; thence turning and running S. 45-0 W. 200 feet to a point on the right-of-way of Highway 25; thence turning and running with said right-of-way, N. 29-50 W. 165 feet to a point; thence turning and running N. 37-50 W. 75 feet to a point along said right-of-way; thence turning and running N. 37-5 W. 227.2 feet to the point of beginning.

The prior deed of record from Ray D. Lathan and Joe C. McKinney unto Diran Corporation dated July 29, 1974 and recorded August 2, 1974 is recorded in the RMC Office for Greenville County in Deed Book 1004, page 174. See also deed from R. L. Baldwin and Thelma C. Baldwin, a/k/a Thelma Baldwin to Diran Corporation dated July 29, 1974 and recorded August 2, 1974 in deed volume 1004 at page 183. See also deed from Mayroncee Corporation to Diran Corporation dated July 29, 1974 and recorded August 2, 1974 in deed volume 1004 at page 173.