

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

1072-116

KNOW ALL MEN BY THESE PRESENTS, that The Great Atlantic & Pacific Tea Company, Inc., A Corporation chartered under the laws of the State of Maryland and having a principal place of business at Two Paragon Drive, Montvale, New Jersey 07645 ("Grantor"), in consideration of the sum of One Million Seven Hundred Fifty Thousand (\$1,750,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Creative Fabrics Inc. Employees Pension Plan, a New York Trust having an address at 124 West 36th Street, New York City, New York ("Grantee"), the following land in the City of Greenville, Greenville County, South Carolina, more particularly described as follows. to wit:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville as shown on plat entitled "Survey for The Great Atlantic and Pacific Tea Company, Inc." dated October 11, 1977 prepared by Piedmont Engineers-Architects-Planners and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern edge of the right-of-way of S. C. Highway No. 291, said point being 330.16 feet south of the intersection of said Highway and Mauldin Road (S.C. Highway No. 30) and also being the joint front corner with property now or formerly of T.C. Threatt and running thence N. 12-39 E. 330 feet to an iron pin on the right-of-way and being a joint corner with Texaco, Inc.; thence running S. 50-02 E. 185.0 feet along Texaco, Inc. to an iron pin and continuing with line of Texaco Inc., N. 16-57 E. 200.0 feet to an iron pin on right-of-way of Mauldin Road (S.C. Highway No. 30); thence running along right-of-way of Mauldin Road, S. 50-04 E. 522.0 feet to an iron pin, joint corner with T.C. Threatt Property; thence running S. 30-12 W. 395.0 feet along T.C. Threatt to an iron pin and continuing with T.C. Threatt line, N. 59-15 W. 551.48 feet to an iron pin on eastern right-of-way of S.C. Highway No. 291 being the POINT OF BEGINNING.

Being the property conveyed to The Great Atlantic and Pacific Tea Company, Inc. by T.C. Threatt by deed dated February 23, 1977, recorded February 23, 1977 in Deed Book 1051 at page 533, together with all and singular the rights, tenures, 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, and the Grantee'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 and the Grantee'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 13th day of January, 1978.

SIGNED, sealed and delivered
in the presence of:

THE GREAT ATLANTIC & PACIFIC
TEA COMPANY, INC.
By:

Joyce Bolden
Joyce Bolden
Richard Kahn
Richard Kahn
Jim Alpert
JIM ALPERT

[Signature]
Vice-President
[Signature]
Vice-President

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