

in the County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Benjamin F. Few, Jr. and Elizabeth F. Penfield near Greer, S. C.," made by C. O. Riddle, RLS, March 30, 1973 (revised May 14, 1973) and recorded in the RMC Office for Greenville County in Plat Book 5A at page 46, and having according to said plat the following metes and bounds (hereinafter the "Demised Premises"):

BEGINNING at an iron pin on the southeastern side of the right of way of Suber Mill Road, corner of property of Walter W. Dillard, and running thence with the southeastern side of Suber Mill Road N. 58-40 E. 854.1 feet to its intersection with the southwestern side of Buncombe Road; thence with the southwestern side of Buncombe Road S. 33-25 E. 879.5 feet to the corner of property of Mildred S. Dillard; thence with the line of property of Mildred S. Dillard S. 35-01 W. 563 feet to an iron pin, corner of property of Walter W. Dillard; thence with the line of property of Walter W. Dillard N. 49-51 W. 1165 feet to an iron pin on the southeastern side of Suber Mill Road, the point of beginning.

BEING the identical property conveyed to Conn Organ Corporation by deed from Benjamin F. Few, Jr. and Elizabeth Few Penfield, dated May 17, 1973, recorded June 8, 1973, in Deed Book 976, page 319, RMC Office for Greenville County, S. C. *OKC 6/25/86*

TOGETHER also with all fixtures, machinery and equipment, used or procured for use in connection with the operation of the Demised Premises, the heating, lighting, ventilating and plumbing systems, all of which fixtures, machinery and equipment are hereinafter referred to as the "Building Equipment".