

## EXHIBIT "B"

## PRIVATE ROADWAY

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, containing 1.012 acres as is more fully shown on a plat entitled "Property of Eccelston Properties, Ltd., Greenville Office Associates, Limited Partnership, American Federal Bank, F.S.B.," dated November 7, 1984, prepared by Tri-State Surveyors, and having, according to said plat, the following metes and bounds, to-wit:

TO FIND THE POINT OF BEGINNING, BEGIN AT AN IRON PIN ON THE SOUTHERN SIDE OF EAST MCBEE AVENUE AT ITS INTERSECTION WITH SOUTH SPRING STREET AND RUNNING THENCE ALONG THE SOUTHERN SIDE OF EAST MCBEE AVENUE S. 73-23 E. 359.78 FEET TO AN IRON PIN, THE POINT OF BEGINNING, AND FROM THE POINT OF BEGINNING, THUS ESTABLISHED, running thence along the face of the curb of the Roadway Premises S. 36-37 W. 180.95 feet to an iron pin; and running thence along the northwestern and northern side of said Roadway Premises the following metes and bounds, to-wit: S. 42-27 W. 47.56 feet to an iron pin; S. 54-07 W. 47.56 feet to an iron pin; S. 65-47 W. 47.56 feet to an iron pin; S. 77-27 W. 47.56 feet to an iron pin; S. 89-07 W. 47.56 feet to an iron pin; N. 79-13 W. 47.56 feet to an iron pin; S. 73-23 W. 101.44 feet to an iron pin; N. 73-23 W. 70.75 feet to an iron pin on the eastern side of South Spring Street; running thence along the eastern side of South Spring Street S. 39-46 W. 38.99 feet to an iron pin at the corner of the property entitled "Easement of American Federal Bank for Ingress and Egress and Parking" and running thence along the line of said property S. 73-05 E. 188.09 feet and S. 17-34 W. 35.17 feet to an iron pin; running thence along the southern and eastern side of said 1.012 acre Parcel S. 79-13 E. 62.20 feet to an iron pin; N. 89-07 E. 62.20 feet to an iron pin; N. 77-27 E. 62.20 feet to an iron pin; N. 65-47 E. 62.20 feet to an iron pin; N. 54-07 E. 62.20 feet to an iron pin N. 42-27 E. 62.20 feet to an iron pin and N. 36-37 E. 207.15 feet to an iron pin on the southern side of East McBee Avenue and running thence along the southern side of East McBee Avenue N. 73-23 W. 76.62 feet to the POINT OF BEGINNING.

(CONTINUED ON NEXT PAGE)