

State of South Carolina,
County of Greenville.

Know all men by these presents, That Thomas P. Reynolds (widower), S. A. Neale and Richard C. Walden, III, of the City of Richmond, Virginia, in consideration of the sum of Twenty Thousand Dollars (\$20,000.00), a part of which has been paid in cash and the balance by notes and mortgage, at and before the sealing of these presents by Liberty Investment Company, a corporation organized and existing under the laws of the State of South Carolina, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Liberty Investment Company all that certain lot of land with all improvements thereon situate in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows, to-wit:

Beginning at a point on the southern line of a ten (10) foot alley distant N. 69 degrees 39 minutes W. fifty-seven (57) feet from the point of intersection of the south line of said alley with the west line of South Spring Street, which said point of intersection is distant southwardly one hundred and ten (110) feet from the southwestern intersection of East Washington Street and South Spring Street, thence from said beginning point along the said southern line of said ten (10) foot alley N. 69 degrees 39 minutes W. forty-six (46) feet to a point, thence S. 21 degrees 55 minutes W. ninety (90) feet to a point, thence S. 69 degrees 39 minutes E. forty-six (46) feet to the face of the brick wall between the property hereby conveyed and the property adjoining the same on the east, thence along the face of said wall N. 21 degrees 55 minutes E. ninety (90) feet to the point of Beginning, said property being enclosed within red lines on a plat dated October, 1933, made by Dalton and Neve, Engineers, marked "Property of Liberty Investment Company near East Washington Street, Greenville, S.C.," said plat being recorded in Plat Book G, -280, and being a part of the same property conveyed to said Thomas P. Reynolds, S. A. Neale and Richard C. Walden, III, by E. Inman, Master, by deed dated September 2, 1933, and recorded on September 6, 1933 in Book 173, at page 13 in the office of the Register of Meane Conveyances of the County of Greenville, S. C.

Together with an easement of right of way to said Liberty Investment Company, its successors and assigns, through, over, along and upon that portion of the Liberty Theater Building on the first floor thereof designated as "Entrance right of way to theater" on the above mentioned plat of said property, said entrance right of way having an uniform width of approximately ninety and seven tenths (19.7) feet and extending from the west line of South Spring Street to the east line of the property herein conveyed; with the right in said Liberty Investment Company, its successors and assigns, its agents and servants, licensees, and all other persons who may lawfully use the same in connection with the use and enjoyment by said Liberty Investment Company, its successors and assigns, of the real estate herein conveyed, at all times to pass and repass through, over, along and upon said entrance right of way.

It is further understood that a portion of said right of way may be used and occupied by said Liberty Investment Company, its successors and assigns, for its ticket booths, advertising displays and other uses incidental to the operation of the theater.

It is also covenanted and agreed by said Liberty Investment Company, its successors and assigns, that it will maintain said right of way in a proper and safe condition, and that it will make at its expense all necessary repairs to the interior thereof; provided, however, that said Liberty Investment Company shall not be responsible for any repairs, or for any loss or damage to person or property brought about by any occurrence or condition within the building above, and to the south of said right of way over which it has no control. It is also understood and agreed that in the event any portion, or all of that part of the building immediately surrounding said right of way shall be destroyed by fire or other casualty the present or future owners of the building shall be under no obligation to repair or restore said building but if they elect to do so, they may repair or rebuild said building, but failing to do so said Liberty Investment Company, its successors and assigns, shall have the right to construct and maintain an arcade or passageway of a size not greater than the present passageway, and shall continue to use and enjoy the same in the same manner and under the same conditions as is provided herein for the use and enjoyment of the existing passageway.