

STATE OF SOUTH CAROLINA)
) AGREEMENT OF LEASE
COUNTY OF GREENVILLE)

THIS AGREEMENT OF LEASE (hereinafter referred to as "Lease") made and entered into this 1st day of December, 1958, between LILA E. EARLE of Greenville, South Carolina (hereinafter called "Lessor") and SOUTHERN MORTGAGE INVESTMENT CO., INC. a corporation organized and existing under the laws of the State of South Carolina (hereinafter called "Lessee");

W I T N E S S E T H:

1. PREMISES: That in consideration of the rent and upon the terms and conditions hereinafter stated, the Lessor hereby leases unto the Lessee, its successors and assigns, and the Lessee hereby accepts as tenant the following described premises:

All that piece, parcel or lot of land situate, lying and being on the Eastern side of Townes Street in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot 1 on a plat entitled "Property of Lila E. Earle and Mary T. Nyland" made by Dalton & Neves June, 1953, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Townes Street, which iron pin is N. 17-30 E. 132.2 feet from the Northeastern corner of the intersection of Townes Street and Springwood Avenue and at the Northwestern corner of Lot 2 as shown on said plat, and running thence along the Northern line of said Lot 2 S. 70-14 E. 148.6 feet to a drill hole in the line of property now or formerly of Newell Estate; thence along the line of property now or formerly of Newell Estate N. 18-59 E. 48 feet to an iron pin in the line of property indicated on said plat as Calhoun Towers; thence along the line of property indicated on said plat as Calhoun Towers N. 69-41 W. 150 feet to an iron pin on the Eastern side of Townes Street; thence along the Eastern side of Townes Street S. 17-30 W. 49.5 feet to an iron pin, the point of beginning.

1 L. E. E.

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An assignment to Barbara Trust Co. see Deed Bk. 1067 page 57.