

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) SHORT FORM OF LEASE

FILED
GREENVILLE CO. S. C.
SEP 23 4 35 PM '69
OLLIE FAHNSWORTH
R.H.C.

THIS INDENTURE OF LEASE made and entered into this 26th day of September, 1969, by and between CAROLYN G. JACKSON, hereinafter called "Landlord", and SOUTHERN BANK AND TRUST COMPANY, Greenville, South Carolina, hereinafter called "Tenant";

W I T N E S S E T H:

In consideration of the mutual covenants set forth in the certain collateral Indenture of Lease of even date herewith, between the parties hereto, which by reference is made a part hereof, Landlord does lease unto Tenant the following described premises:

All that certain piece, parcel or lot of land lying and being on the southeasterly side of Rutherford Road (formerly Camp Road), near the City of Greenville, in the County of Greenville, State of South Carolina, and having according to a survey plat prepared for Southern Bank and Trust Company by Campbell and Clarkson, dated May 26, 1969, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4C, page 47, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly edge of the right of way of Rutherford Road, said pin being located 174.5 feet, more or less, northeast of the intersection of Rutherford Road with North Pleasantburg Drive (S. C. By-Pass 291), and running thence S 52-19 E 288 feet to an old iron pin; thence turning and running N 30-40 E 288.4 feet to an old iron pin on the southwesterly edge of the right of way of Hillrose Avenue; thence turning and running with the southwesterly edge of Hillrose Avenue N 60-44 W 300.7 feet to an iron pin at the southerly corner of the intersection of Hillrose Avenue and Rutherford Road; thence turning and running with the edge of said intersection S 66-11 W 34.3 feet to an iron pin on the southeasterly edge of the right of way of Rutherford Road; thence turning and running with the southeasterly edge of the right of way of Rutherford Road S 21-38 W 220.9 feet to the point of beginning.

This property is subject to the 25 foot right of way for the 12 inch water main crossing the property, as shown on said plat.

TO HAVE AND TO HOLD the Demised Premises for the term of fifteen (15) years, commencing on the first day of October, 1969 and ending at midnight on September 30, 1984, all upon the same rents, terms, covenants and conditions as more fully set forth in the collateral

(Continued on next page)