

PERMITTED TITLE EXCEPTIONS

1. Taxes for the calendar year 1974.
2. Any lien or right to lien, imposed by law, for services, labor or material furnished in the construction of improvements on or for the benefit of the Property.
3. Easements affecting the Property as shown on Topographic Survey of S.C.N. Bank Site, Greenville, South Carolina, dated July 21, 1972, prepared by Campbell and Clarkson, Surveyors, recorded in Plat Book 4-Z at page 7. R. M. C. Office for Greenville County, South Carolina, together with any roads or easements servicing the Property which would be revealed by current survey of the Property.
4. The terms and conditions of that certain Indenture of Lease by and between the South Carolina National Bank, Greenville Office, as "Landlord", and OPA Greenville Company, as "Tenant", dated December 12, 1973, a short form of which has been recorded in Deed Book 992, page 239, in the R.M.C. Office for Greenville County, South Carolina, re-recorded in Deed Book 994, page 291, aforesaid records, and a corrective First Amendment to said short form having been filed for record in the aforesaid records.
5. Mortgage given by OPA Greenville Company to The Equitable Life Assurance Society of the United States, The Equitable Life Mortgage and Realty Investors and The South Carolina National Bank, Greenville Office, dated December 12, 1973, recorded in R. M. C. Office for Greenville, South Carolina, in Mortgage Book 1299, page 747.
6. Party Wall Agreement by and between Jesse May Gibson Rice, et al. and Walter S. Griffin, Jr., dated April 30, 1954, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 500, page 237.
7. Rights of Adjoining Property Owners in and to party walls whether by virtue of unrecorded agreements or pursuant to the statutory laws of the State of South Carolina.
8. Terms and conditions of that certain Easement Appurtenant created and evidenced by two agreements, one entitled "Agreement" and the other entitled "Easement for Lateral Foundation Support", each executed by the City of Greenville, South Carolina, in favor of the South Carolina National Bank and each dated February 27, 1973, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 970, at page 581 and 583, respectively.
9. The terms and conditions of that Lease Agreement by and between OPA Greenville Company, as "Lessor", and The South Carolina National Bank, Greenville Branch, as "Lessee", dated December 12, 1973, (rentals to be paid hereunder have been assigned as additional collateral security under the mortgage set forth in item 5 above).

RECORDED JAN 2 '75 15824

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