

NOW, Therefore, Know all men by these Presents, that I, FRANK P. MCGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of

One Hundred and no/100-----(\$100.00) Dollars,

to me paid by the said First Federal Savings and Loan Association of Greenville, a corporation

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said First Federal Savings and Loan Association of Greenville, a corporation:

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the intersection of Pine Creek Drive and an access road for Interstate Highway 85, near the intersection of Interstate Highway 85 and Augusta Road (U.S. Highway No. 25), as shown and designated on plat entitled "Property of Scottish Inns of America, Inc. and Scottish Inns International, Inc." prepared by Campbell & Clarkson, June 3, 1971 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northeasterly side of Pine Creek Drive, joint front corner of the property described herein and property formerly of Sans Souci Housing, Inc. and running thence along the line of said property, N. 81-06 E. 358.1 feet to an iron pin on the westerly edge of the Interstate Highway 85 access road; and running thence along the curve of said access road, the chords of which are; N. 04-18 E. 49.8 feet; N. 18-47 E. 74.5 feet; N. 11-02 E. 25.2 feet; thence continuing along the westerly edge of said access road N. 5-03 W. 107.6 feet to an iron pin; thence N. 73-29 W. 69.7 feet to an iron pin; thence N. 87-38 W. 501.3 feet to an iron pin; thence S. 24-20 W. 182.6 feet to an iron pin along the northeasterly edge of Pine Creek Drive; thence along the edge of Pine Creek Drive S. 55-41 E. 322.2 feet to the beginning corner.

Together with all furniture, furnishings, machinery, appliances, equipment, and other personal property located on the premises except for the television sets and related items identified in the financing statements held by Yegen Leasing Corporation.

Being the same property conveyed to Royal Properties, Inc. by deed of Royal Scotsman Inns Corp. by deed dated November 1, 1974 and recorded November 4, 1974 in Deed Volume 1009 at Page 541.