THE TO REAL ESTATE BY A CORPORATION

DONNIE S. TANKERSLEY R.M.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that FIRST HARTFORD REALTY CORPORATION (hereinafter the "Grantor")

A Corporation chartered under the laws of the state of

Five Hundred Eight and 19/100 (\$105,508.19)

and having a principal place of business at

685 Parker St. State of

V.

Connecticut

in consideration of One Hundred Five Thousand

Dollars.

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto MERCANTILE PROPERTIES, INC., a Delaware corporation with offices in the City of Columbia, South Carolina (hereinafter the "Grantee"). all that certain tract of land lying in the Town of Greenville, County of Greenville, State of South Carolina, bounded and described as follows:

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Beginning at a point which is the intersection of the center line of Old Roper Mountain Road and the northerly property line of Woodruff Road.

Running thence along a bearing of N5° - 36' E for a distance of 692.6' to a point which is the intersection of the center line of Old Roper Mountain Road and the southerly right-of-way line of Interstate Highway 385;

THENCE: Along a bearing of S64° - 53' E for a distance of 564.33' to a

concrete monument;

THENCE: Along a bearing of S67°- 37' E for a distance of 200.53' to a

concrete monument;

THENCE: Along a bearing of S64° - 52' E for a distance of 155.00' to a point; THENCE: Along a bearing of S25° - 08' W for a distance of 90.00' to a point

and place of Beginning;

THENCE: Along a bearing of $N64^{\circ}$ - 52' W for a distance of 273.08' to a point; THENCE: Along a bearing of $S25^{\circ}$ - 08' W for a distance of 83.17' to a point;

THENCE: Along a bearing of S64° - 52' E for a distance of 15.00' to a point;

THENCE: Along a bearing of S25° - 08' W for a distance of 245.00' to a point; THENCE: Along a bearing of S64° - 52' E for a distance of 258.08' to a point;

THENCE: Along a bearing of N25° - 08' E for a distance of 328.17' to a point

and place of Beginning.
Said premises are conveyed subject to Rights-of-way and easements for ingress,
egress and parking, and other rights reserved to the Grantor; all as set forth in a
document known as and entitled "Construction, Operating and Reciprocal Easement Agreement"
dated February 25, 1976 by and between Grantor and Grantee and recorded in the Land Records
of the Recorder of Mesne Conveyances for Greenville County simultaneously herewith, to
which reference may be had for more particular descriptions thereof.

Grantor agrees to pay taxes to the County of Greenville for 1977.

Said premises are conveyed together with rights-of-way and easements appurtenant to the premises also as granted and set forth in the said Construction, Operating and Reciprocal Easement Agreement; and

Derivation: Deed From Lloyd D. Auten recorded Dec. 29, 1972 - 547.2-1-25.5 in Deed Book 963 at page 605.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(ss') heirs or successors and assigns, forever. And, the granter does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(sis') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized

officers, this 16th

day of August

19 77

FIRST HARTFORD REALTY CORPORATION

(SEAL)

SIGNED, sealed and delivered in the presence of

Joan M. Dolan

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A Corporation

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COUNTY OF HARTFORD

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed, and that (s)he, with the other witness subscribed above, witnessed the approximation thereof

RECORDED this

day of AUG 1 7 1977

2:54 P. M.

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