

GRANTEE'S ADDRESS: 9575 Katy Freeway, Suite 360, Houston, Texas 77024
STATE OF SOUTH CAROLINA) TITLE TO REAL ESTATE 40 1209
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that BANKERS TRUST OF SOUTH CAROLINA, a banking corporation organized and existing under the laws of the State of South Carolina, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the Grantor herein paid at and before the sealing of these presents by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto BTP CAPITAL CORP., a Texas corporation, hereinafter referred to as Grantee, its successors and assigns forever, the following described real property:

ALL that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina, bounded on the west by Richardson Street, on the south by West Washington Street, on the east by Bankers Trust Plaza (formerly Laurens Street), and having the following metes and bounds according to plat entitled, "Property Owned and Leased by Bankers Trust of South Carolina" dated February 15, 1980 by H. C. Clarkson, Jr., Surveyor.

BEGINNING at the point of intersection of the northern right of way of West Washington Street with the western right of way of Bankers Trust Plaza, and running thence with the northern right of way of West Washington Street, N. 69-01 W. 196.64 feet to the point of intersection of said right of way with the eastern right of way of Richardson Street; thence with the eastern right of way of Richardson Street, N. 21-06 E. 238.25 feet to an iron pin; thence continuing with said street right of way, N. 20-25 E. 58.57 feet to an iron pin; thence continuing with said street right of way, N. 20-08 E. 68.99 feet to an iron pin at the corner of property owned by the City of Greenville; thence leaving said street right of way and running with the line of said City of Greenville property, S. 68-12 E. 30.11 feet to a point at the corner of property owned by Alexander B. Meyers, et al.; thence with the line of said Meyers property, S. 21-27 W. 98.24 feet to a point; thence turning and running S. 69-24 E. 5.34 feet to a point at the corner of property owned by Thomas L. Martin, et al.; thence with the line of said Martin property, S. 20-31 W. 117.65 feet to a point; thence turning and running S. 69-29 E. 26.87 feet to a point at the corner of property owned by Bill B. Bozeman, et al.; thence with the line of said Bozeman property, S. 69-29 E. 33.87 feet to a point; thence turning and running with the line of said Bozeman property, N. 20-31 E. 117.56 feet to a point in the line of property owned by Alexander B. Meyers, et al.; thence with the line of said Meyers property, S. 69-24 E. 104.91 feet to a point on the western right of way of Bankers Trust Plaza; thence with the western right of way of Bankers Trust Plaza, S. 22-12 W. 27.9 feet to an iron pin; thence continuing with said right of way, S. 21-09 W. 239.43 feet to the Point of Beginning. The above referred to plat is recorded in Plat Book 7-0, Page 97.

The above described property was acquired by the Grantor herein as follows:

26-500-49-3-5 26-500-49-4-1

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