

GREENVILLE CO. S. C.
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DONALD R. BAILEY

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF GROUND LEASE

THIS AGREEMENT made and entered into as of this 25th day of February, 1980, between Haywood Properties, a South Carolina limited partnership (subsequently renamed C. P. Enterprises), hereinafter called the Lessor, and First Federal Savings and Loan Association of Greenville, South Carolina, a corporation organized under the laws of the United States of America, hereinafter called the Lessee.

WITNESSETH:

In consideration of the rent and upon the terms and conditions set forth in a more detailed form of Lease Agreement bearing even date herewith, between the same parties and covering the same property, the Lessor hereby leases unto the Lessee, its successors and assigns, and the Lessee hereby accepts as tenant the premises identified as:

All that piece, parcel, or lot of land located in the City of Greenville, State of South Carolina, shown on a survey for Haywood Properties, prepared by Enwright Associates dated July 17, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Haywood Road 1.118 feet, more or less, from the right of way of Congaree Road, and running thence along the right of way of Haywood Road, S. 34-16 W. 150 feet to a nail and cap; thence N. 55-44 W. 165 feet to an iron pin; thence along the common line of property now or formerly of M. F. Haywood N. 34-16 E. 150 feet to an iron pin; thence along the line of property of Haywood Properties, Inc., S. 55-44 E. 165 feet to the point of BEGINNING.

TO HAVE AND TO HOLD the within described premises subject, however, to the terms, conditions and covenants expressed and declared in the aforementioned Lease Agreement unto the Lessee, its successors and assigns, for a period commencing on completion of the branch office of the Lessee on the premises, or July 15, 1980, whichever is sooner, and ending ten (10) years after the commencing date, as set forth in detail in the said Ground Lease, unless said Lease and Option to Purchase shall be sooner terminated under the terms thereof.

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