TITLE TORFAL ESTATE Brown, Hagins, Blakely, Massey, Leaphart, Stoudenmire & Gikhrist. Anomess at East. P.A. — 10n Williams Street, P.O. Box 2464, Greenville, South Carolina. 28602.

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State of South Carolina,

County of Greenville

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KNOW ALL MEN BY THESE PRESENTS, That EXECUTIVE CENTER ASSOCIATES, A SOUTH CAROLINA LIMITED PARTNERSHIP -----

in the State aforesaid, in consideration of the sum of Six Hundred Ninety-six Thousand Seven Hundred Thirty-nine and 32/100 ------ Dollars,

to it ----- in hand paid at and before the sealing of these presents by

BLUE CROSS AND BLUE SHIELD OF SOUTH CAROLINA and the assumption of the outstanding balance due on the mortgage set forth below, (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 BLUE CROSS AND BLUE SHIELD OF SOUTH CAROLINA, a Domestic Mutual Insurer, its successors and assigns, forever:

ALL that certain tract or parcel of land, together with all improvements thereon, containing 3.0 acres, being a portion of Lot 7, Koger Executive Center Subdivision, as recorded in Plat Book 5D at Page 75, in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina and more particularly described as follows:

BEGINNING at the most easterly corner of said Lot 7, thence along the northeasterly line of said Lot 7, N. 27-16-38 W., 227.0 feet to a point; thence S. 69-48-26 W., 435.95 feet to a point on the easterly right-of-way line of Executive Center Drive; thence along said right-of-way line S. 10-20-00 W., 194.94 feet to a point; thence continuing along said right-of-way line S.15-27-00 W., 39.00 feet to a point on the new right-of-way line of the I-385 frontage road; thence along said new right-of-way line the following courses and distances: S. 84-29 E., 13.07 feet, S. 85-02 E., 51.89 feet, S. 86-00 E., 48.50 feet and S. 86-50 E., 87.64 feet to a point on the southeasterly lot line of said Lot 7; thence along said lot line N. 61-46-37 E., 405.94 feet to the point of beginning.

This is the identical property conveyed to the Grantor herein by deed of Koger Properties, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1075 at Page 461 on the 17th day of March, 1978.

This conveyance is subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing on the ground affecting the above described property.

As further consideration of the within conveyance, the Grantee herein assumes and agrees to pay the balance due on that certain note and mortgage heretofore given unto Mony Mortgage Investors in the original sum of \$1,050,000.00 recorded in the R.M.C. Office for Greenville County in REM Book 1433 at Page 608 and subsequently assigned to The Mutual Life Insurance Company of New York by instrument recorded in REM Book 1453 at Page 111, said mortgage having a present principal balance of \$988,260.68.

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