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State of South Carolina, on the East side of South Main Street, between McBee Avenue and Washington Street and having, according to a plat thereof prepared by H. Olin Jones November 5, 1926, and according to an agreement establishing the Northern line of said lot between the Grantor herein and Esley M. Pendleton, dated September 18, 1942, and recorded in the R. M. C. Office for Greenville County in Deed Book 247, at page 386, the following metes and bounds, courses and distances:

BEGINNING at a point on the East side of South Main Street, 99 feet 9 inches South of the South side of Washington Street, which point is in the center of a brick wall between the building situate on the within described property and the building situate on the lot of land conveyed by John L. Williams to The Woodside Securities Company by deed dated March 31, 1923, and recorded in the R. M. C. Office for Greenville County in Deed Book 90, at page 18, and running thence along the center line of said brick wall S. 70-11 E. 79.3 feet to the rear end of said party wall; thence S. 68-39 E. 154.3 feet to a point on the West side of Brown Street, 100 feet from the South side of East Washington Street; thence along the West side of Brown Street S. 21-32 W. 100 feet 6 inches to a point; thence N. 68-54 W. 233 feet 1/4 inch to a point on the East side of South Main Street, said point being on the Southern edge of a brick wall; thence along the East side of South Main Street, N. 21-0 E. 99 feet 11 inches to the point of beginning.

The mortgages herein assumed by the Grantee were given by the Grantor November 1, 1946, and are described as follows:

(1) Mortgage to Liberty Life Insurance Company in the original principal sum of Three Hundred Thirty Thousand Eight Hundred Forty-six and 30/100 (\$330,846.30) Dollars recorded in the R. M. C. Office for Greenville County in Mortgage Book 354, at page 170.

(2) Mortgage to The South Carolina National Bank of Charleston, Greenville, S. C., in the original principal sum of Ninety-nine Thousand One Hundred Fifty-three and 70/100 (\$99,153.70) Dollars recorded in the R. M. C. Office for Greenville County in Mortgage Book 354, at page 166.

This conveyance is made subject to the lien of the said two (2) mortgages and to existing leases of space and offices in the buildings located on said property.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the Grantee hereinabove named, and its successors and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the Grantee hereinabove named, and its successors and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim