

ALL those pieces, parcels or strips of land situate, lying and being in the County of Greenville, State of South Carolina, and as shown on Plat of Property of Fred M. McPherson and Thelma H. McPherson recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book ZZ, at Page 7, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Augusta Road at the northeast corner of the property of Fred M. McPherson and Thelma H. McPherson and running thence along the line of said property, S. 64-30 W. 259 feet; thence still along line of McPherson property, S. 28-25 E. 160 feet; thence S. 64-30 W. 8.1 feet; thence N. 25-30 E. 184.8 feet; thence N. 64-30 E. 267.6 feet to a point on the western side of Augusta Road; thence with the Augusta Road, S. 6-37 E. 26.4 feet to the point of beginning.

1. TO HAVE AND TO HOLD The above-described premises unto Lessees, their heirs and assigns, from date until January 31, 2058 A. D.

2. Lessee shall pay or cause to be paid all taxes on the land leased and on any improvements constructed thereon.

3. Lessee shall pay for all insurance maintained on any improvements constructed on said premises.

4. Lessee shall have the right to sublease and/or mortgage all or a portion of said premises from time to time or to assign this lease in whole or in part, either outright or as security.

5. Lessee is hereby granted the privilege of protecting this lease by paying or performing any valid obligation of Lessor that could impair Lessee's right to possession of the demised premises.

(Continued on Next Page)