

All those pieces, parcels or lots of land situate, lying and being on the Northwestern side of Wade Hampton Boulevard in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Tracts A, B, and C as shown on a plat entitled "Survey for Fidelity Company, Inc., Greenville, S. C.", dated January 22, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XXX at page 7, and having, in the aggregate, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Wade Hampton Boulevard at the joint corner of Tract C and a tract now or formerly of Jas. K. Dobbs Co. of Columbia, Inc., which iron pin is located N. 52-26 E. 202.1 feet from the Northeastern corner of the intersection of Wade Hampton Boulevard and Earle Drive (formerly Brookside Circle) and running thence with the said Jas. K. Dobbs Co. of Columbia, Inc. property, a 10 foot alley, and property now or formerly of R.M. Caine & Alfred T. Smith, as Trustees, N. 37-34 W. 220 feet to an iron pin in the line of property now or formerly of Shaughnessy and at the joint rear corner of Tract C and the said R.M. Caine and Alfred T. Smith, as Trustees, property; thence with the line of the said Shaughnessy property N. 52-24 E. 75.7 feet to an iron pin at the joint rear corner of Tract A and property now or formerly of Everetts Highway Services, Inc. (University Park Motel); thence with the line of the said Everetts Highway Services, Inc. property the following courses and distances: S. 37-34 W. 122.8 feet to an iron pin, thence S. 52-26 W. 40 feet to an iron pin, thence S. 37-34 E. 97.2 feet to an iron pin on the Northwestern side of Wade Hampton Boulevard; thence with the Northwestern side of Wade Hampton Boulevard S. 52-26 W. 115 feet to the point of beginning.

Together with all the right, title and interest of the grantor herein in and to the 10 foot alley as shown on the plat referred to herein above which alley extends in a Southwesterly direction from the Southwestern line of Tract C to Earle Drive (formerly Brookside Circle).

This is the identical property conveyed to Fidelity Company, Inc. by deed of Everett's Highway Services, Inc., dated February 2, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 837 at page 229, and by deed of R. M. Caine and Alfred T. Smith, as Trustees, dated February 1, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 837 at page 225.

Lease dated August 22, 1968 affecting the above described property made by J.B.C. Realty Corp., as Lessor, and Ihop Corp. of Greenville, as Lessee.

Guaranty dated August 22, 1968 by International Industries, Inc. running in favor of J.B.C. Realty Corp. and its assigns of the due and timely performance by and obligations of Ihop Corp. of Greenville, under and pursuant to the above described Lease.

Assignment Recorded February 18, 1969 At 10:33 A.M. # 19488