

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Financial Planning Associates  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
Greenville, State of South Carolina, in consideration of  
One and 00/100 (\$1.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto Church Street Properties Limited Partnership

ALL that certain piece, parcel or lot of land with all improvements  
situate thereon, situate, lying and being in the State of South Carolina,  
County of Greenville, within the corporate limits of the City of Greenville,  
as is more fully shown on a survey for Robert L. Watkins, Jr., prepared  
by Carolina Engineering & Surveying Co., dated July 13, 1970, revised  
May 8, 1971 and recorded in the R.M.C. Office for Greenville County in  
Plat Book 4-K, at Page 25, and having, according to said plat, the  
following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Church Street and Rose  
Avenue and running thence along the Eastern edge of the right of way of  
Church Street, N 25-13 E 371.4 feet to an iron pin at the intersection  
of Church Street and Pearl Avenue and running thence with the intersection  
of said Church Street and Pearl Avenue, N 68-21 E 36.6 feet to an iron  
pin on the Southern side of Pearl Avenue; thence with the Southern Side  
of Pearl Avenue, S 68-50 E 207.5 feet to an iron pin; thence continuing  
with the Southern side of Pearl Avenue, N 80-39 E 54.8 feet to an iron  
pin; running thence S 2-0 E 268.0 feet to an iron pin on the Northern  
side of Rose Avenue; thence with the Northern side of Rose Avenue S 88-00 W  
449.5 feet to the point of beginning. — 500 — 91.2 — 5 — 59

BEING the same property conveyed to Grantor by Deed dated March 23, 1973,  
and recorded in the Office of the R.M.C. for Greenville County in Deed Book  
971 at Page 71.

THIS conveyance is subject to that certain mortgage to Jefferson Standard  
Life Insurance Company dated March 23, 1973 in the amount of \$1,530,000.00  
recorded in the Office of the R.M.C. for Greenville County in Real Estate  
Mortgage Book 1270 at Page 558 and to that certain mortgage to Equipment  
Leasing Corporation of S. C. and Triangle Construction Co., Inc. dated  
March 23, 1973, in the amount of \$277,000.00 recorded in the Office of the  
R.M.C. for Greenville County in Real Estate Mortgage Book 1270 at Page 566.  
Neither the grantee partnership or any partner therein assumes any liability  
for the payment of the foregoing mortgages.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or  
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or  
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular  
said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to  
claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized  
officers, this 2nd day of April 19 73.

SIGNED, sealed and delivered in the presence of:

FINANCIAL PLANNING ASSOCIATES (SEAL)

A Corporation  
By:

*[Signature]*  
Vice-President

Secretary

*[Signature]*

*[Signature]*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

South Carolina  
Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the  
other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of April 19 73

*[Signature]* (SEAL)

*[Signature]*

Notary Public for South Carolina  
My commission expires: My Commission Expires September 15, 1981

RECORDED this 13th day of April 19 73, at 9:30 A. M., No. 29181