

KNOW ALL MEN BY THESE PRESENTS that FIRST SOUTHERN INVESTMENT CO., INC. a South Carolina corporation, with its principal place of business in Greenville, South Carolina, for and in consideration of the premises and for the sum of ONE AND NO/100 (\$1.00) Dollar, receipt of which is acknowledged, have granted, bargained, sold and released and by these presents does grant, bargain, and sell and release unto HARRY LERNER and EVA WEISZ and their heirs and assigns, forever:

1. ALL that lot of land in the State of South Carolina, County of Greenville, north of the City of Greenville, containing 3.28 acres according to a plat prepared by Carolina Surveying Co. dated July 1, 1972, entitled "Survey for First Southern Investment Co., Inc." and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING for a point of reference, at a nail in cap (n.i.c.) at the point where the northeasterly side of the right of way of Burdine Road intersects with the centerline of Lilly Street, and running thence N. 39-51 W. 25 feet to an iron pin on the northerly edge of the right of way of Lilly Street; thence along the northeasterly edge of the right of way of Burdine Road, N. 39-51 W. 455 feet to an iron pin, being designated the Point of Beginning (p.o.b.) and running thence along said Burdine Road, N. 39-51 W., 312.5 feet to an iron pin at the joint front corner with property of John M. Burdine; thence along the line of John M. Burdine, N. 50-24 E., 373.1 feet to an iron pin on the line of property of J. L. Quinn Realty Co.; thence along said J. L. Quinn Realty Co. line, S. 63-30 E., 239 feet to an iron pin; thence continuing along said J. L. Quinn Realty Co. line, S. 63-50 E., 65.7 feet to an iron pin; thence along the line of Berea Lions Club property, S. 60-30 W., 143.5 feet to an iron pin; thence continuing along said Berea Lions Club property, S. 39-38 E., 122.5 feet to an iron pin; thence along the line of property of Bessie B. Walker, S. 60-31 W., 360.7 feet to the point of beginning.

ALSO, an easement for the installation and maintenance of a sewer line measuring fifteen feet in width and being described as follows:

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