

RECORDED  
10 10 AM '80  
S. C.  
M. C. WILKINSLEY

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TITLE TO PROPERTY  
AND  
ASSIGNMENT OF LEASES

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Buck Mickel has heretofore leased from I. H. Philpot, Sr. and Helen H. Philpot land located in Greenville County, South Carolina under a Lease Agreement dated December 24, 1971 and recorded in Deed Book 935 at page 55 in the Office of the Clerk of Court for Greenville County South Carolina and also leased from Harry A. Chapman, Sr. and Mildred M. Chapman a second parcel of land located in Greenville County, South Carolina under a Lease Agreement dated December 24, 1971 and recorded in Deed Book 935 at page 62 (said leases hereinafter collectively referred to as the "Base Leases") both of which parcels of leased land are described in Exhibit A attached hereto and made a part hereof by reference (hereinafter referred to as "the premises"); and

WHEREAS, Buck Mickel subsequently assigned the Base Leases to Yorktown Development Corporation by Assignment dated December 24, 1971 and recorded in Deed Book 935 at page 65 in the Office of the Clerk of Court for Greenville County, South Carolina;

WHEREAS, Yorktown Development Corporation constructed on a portion of the premises a shopping center known as Westowne Shopping Center and portions of the premises have been subleased to others under written Lease Agreements (hereinafter referred to as "subleases"); and

WHEREAS, Yorktown Development Corporation subsequently conveyed by corporate merger all of its right, title and interest in Westowne Shopping Center to Micco Corporation, a South Carolina corporation (hereinafter referred to "Grantor") and the Articles of Merger dated December 31, 1972 and recorded in Deed Book 977 at page 323 in the Office of the Clerk of Court for Greenville County, South Carolina.

WHEREAS, Micco Corporation has entered into a Contract of Sale to convey all of its right, title and interest in Westowne Shopping Center to South Carolina Villages, Inc. a South Carolina corporation ("Grantee") whose mailing address is C/O Europco Management Company of America, 2700 Cumberland Parkway, N.W., Suite 250, Atlanta, Georgia 30339;

NOW, THEREFORE, in consideration of the premises and for the purpose aforesaid and in further consideration of the sum of Three Hundred Twenty-five Thousand Dollars (\$325,000.00) to Grantor in hand well and truly paid by

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DOCUMENTARY TAX  
1980

CCCTO  
1980  
514

7.0001

GREENVILLE COUNTY  
DOCUMENTARY TAX  
357.50  
MAY 19 1980

0365

4328 RV-2