

Lessor: Broad Realty, Inc.

BOOK 1124 PAGE 904

Lessee: Gregge Sport, Ltd.

---

DESCRIPTION

1. ALL that parcel of land with improvements thereon in the City of Greenville, State of South Carolina, County of Greenville, and being more particularly described, according to plat dated November, 1963, prepared for the grantor herein by Dalton & Neves, as follows:

BEGINNING at an iron pin at the southeastern corner of the intersection of West Broad Street and Jackson Street in the City of Greenville, and running thence along the western side of Jackson Street S 21-31 W 235.5 feet to an iron pin at the southwestern corner of Jackson and Bridge Streets; thence S 39-14 W 43.92 feet to an iron pin; thence across the Reedy River S 57-06 W 103 feet to an iron pin at the right of way of the A.C.L. and Southern RR transfer tract, as shown on said plat; thence with the northeastern side of said right of way N 17-49 W 40 feet to an iron pin; thence N 17-19 W 106 feet to an iron pin; thence N 20-31 W 91 feet to an iron pin; thence N 26-08 W 75 feet to an iron pin; thence N 33-38 W 75 feet to an iron pin; thence continuing with the edge of said right of way N 40-39 W 75 feet to an iron pin on the southeastern side of River Street; thence with side of River Street N 48-08 E 197.9 feet to the southern corner of the intersection of said street with West Broad Street; thence with the southwestern side of West Broad Street S 37-22 E 230.5 feet to an iron pin; thence S 69-33 E 116.2 feet to an iron pin at the intersection with Jackson Street, the point of beginning.

Together with any and all right, title and interest of the mortgagor in and to the railroad transfer track, and right of way therefor, referred to above and shown on said plat; and, any assignable right the mortgagor may have to connect to or build against the River Street bridge.

Subject to such rights as riparian owners thereon, and the public may have in the Reedy River and the flow thereof through the above described property; and,

Subject further to all restrictions, zoning ordinances, setback lines, roads, or passageways, easements, and rights of way (including, but not limited to, that sanitary sewer as shown on said plat, if any, affecting the above-described property.

2. ALL that lot of land, with the improvements thereon, in the City of Greenville, in the County of Greenville, State of South Carolina, shown on plat of Property of C. C. Coleman, Jr., recorded in the R.M.C. Office for Greenville County in Plat Book 4-A, Page 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Markley Alley