

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WARRANTY DEED
AND
EASEMENT AGREEMENT

WHEREAS, the CITY OF GREENVILLE, South Carolina, a municipal corporation, hereinafter referred to as "City", and CAMEL COMPANY, a general partnership consisting of Greenville Community Corporation, a South Carolina Corporation, and Oasis Development Corporation, a Delaware corporation, hereinafter referred to as "Camel", have agreed that City will sell and convey certain properties to Camel; that City will also grant to Camel certain easements and rights affecting property owned and retained by City; that City will reserve certain easements and rights affecting the properties to be conveyed to Camel; and that Camel will grant to City certain easements and rights affecting properties already owned by Camel, for the benefit of the aforesaid properties retained by City; all located within a block of contiguous parcels which fronts on North Main Street and Beattie Place in the City of Greenville, South Carolina, shown on a survey hereinafter referred to:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That City, in consideration of the sum of One Dollar and other valuable consideration paid to City by Camel at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Camel, its successors and assigns:

GROUND PORTION - All of those certain pieces, parcels or lots of land in the City of Greenville, State of South Carolina, designated as parcels no. 1, 2, 3, 4, 5, and 6 on that certain survey entitled "Ownership Plat - Greenville Downtown Revitalization Program" prepared by W. R. Williams, Jr., Engineer/Surveyor No. 3979, dated July 29, 1980, recorded in the R.M.C. Office of Greenville County, South Carolina, on August 6, 1980 in Plat Book 7X at page 28. All of the parcels in this