

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY DONOR KNOW ALL MEN BY THESE PRESENTS:

The B-S IV Limited Partnership, hereafter referred to as Grantor, in consideration of the sum of One Hundred Thirty-Five Thousand and no/100ths (\$135,000.00) ... DO: LARS, paid to Grantor by M.L.H. Properties Limited Partnership II, hereafter referred to as Grantee, 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 the said Grantee, its successors and assigns forever:

All that piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the northern side of Congaree Road in the City of Greenville, County of Greenville, State of South Carolina, shown and designated as 1.113 acres on Boundary and Topographic Survey for James T. Cobb, dated January 3, 1930, revised March 21, 1980, and December 18, 1980, prepared by J. Mike Honeycutt, R.L.S., recorded in Plat Book 2-1 at Page 59460 and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron set on the northerly right-of-way of Congaree Road at the joint front corner of property now or formerly of Park Haywood Company, a Texas Limited Partnership, and running thence N. 13-16-00 W., 191.58 feet to an iron set; thence N. 71-44-00 E., 253.63 feet to an iron set in the line of property now or formerly of Elizabeth H. Chandler and Edward B. Hamer; thence along the said property line S. 17-59-00 E., 191.58 feet to a point on the northerly side of Congaree Road; thence along Congaree Road, S. 71-44-00 W., 252.63 feet to an iron set, the point of beginning.

This deed is subject to all restrictions, easements, rights-of-way and other encumbrances of record.

15(519) 284-1-17.1

This is a portion of the property conveyed to the Grantor by deed of Office Environment Company, a general partnership, recorded January 23, 1976, in Deed Book 1030 at Page 578.

Grantee's Address: MLH Properties Limited Partnership II One Liberty Plaza 165 Broadway New York, New York 10080

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs Successors and Assigns against Grantor and Grantor's Heirs and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 21st day of January 1981

B-S IV Limited Partnership Seal David J. Minto General Partner Seal Grantor

Sealed, Sealed and Delivered in the Presence of

Terence L. Quinn Seal

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the within deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Subscribed before me this

21 day of January 1981 Notary Public for South Carolina

My Commission expires January 1, 1977 123/80

STATE OF SOUTH CAROLINA GREENVILLE COUNTY

RENOVATION OF ... 148.50

into all which it may concern, that Mrs. ... wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person or persons whatsoever, renounce, release, and forever relinquish unto Grantor and Grantor's Heirs Successors and Assigns, all her interest and estate, and also all her right and claim of Dower in, to, and unto the premises above described.

GIVEN under my hand and seal this

day of January 1981 Notary Public for South Carolina

My Commission expires January 1, 1977

Recorded on JAN 23 1981

21161

170

RV-2