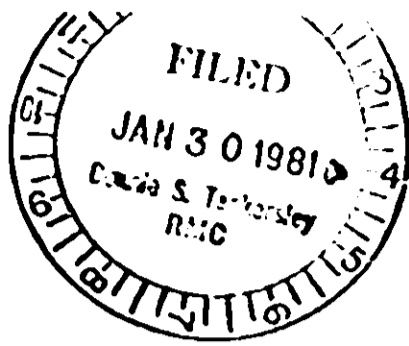


Grantee's Address:
Clark's Lane
Greenville, SC



BOOK 1141 799

STATE OF SOUTH CAROLINA

DEED OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That Land-Lease, Corp. hereinafter referred to as Grantor, in the State aforesaid, in consideration of the sum of Seventeen Thousand Five Hundred Forty-Eight and 49/100 (\$17,548.49) Dollars, and assumption of mortgage, to the Grantor in hand paid by CHILDREN'S LEARNING CENTER, INC., hereinafter referred to as Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, its successors and assigns forever:

All that certain piece, parcel, or lot of land, located northwest of the City of Greenville, Greenville County, South Carolina, as shown on a plat entitled "Property of Land-Lease Corp." made by Enwright Associates, dated March 8, 1974, and being further described as BEGINNING at a point on the southerly right-of-way of a county road (Larkspur) approximately 485 feet northeasterly from West Parker Road and running thence with said right-of-way the following chords and distances: N57-52E, 100.25 feet, N39-08E, 106.06 feet, and N33-35E, 307.50 feet to a point; thence leaving said road right-of-way and running S56-25E, 378.65 feet to a point on the rear line of property now or formerly known as Monaghan Subdivision; thence S79-56W, 308.43 feet to a concrete monument; thence S69-04W, 358.22 feet to an old iron pin, the point of beginning. This is the same property conveyed to Land-Lease Corp. by deed recorded in Deed Book 961, Page 656.

The Mortgage being assumed herewith was given by Grantor to First Federal Savings & Loan Association of Greenville, and is recorded in Mortgage Book 1338, Page 771. Said Mortgage has a present outstanding balance of \$145,918.21.

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 premises before mentioned unto Grantee, its successors and assigns forever.

AND Grantor does hereby bind Grantor and Grantor's successors, and assigns to warrant and forever defend all and singular said premises unto Grantee and Grantee's successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming or to claim the same or any

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