

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

BOOK 1156 PAGE 924

GREENVILLE CO. S. C.
FILED
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DONNIE BANKERSLEY
R.M.C.

THIS MEMORANDUM OF LEASE made and entered into
this 13 day of August, 1981, by and between Carroll E.
Caldwell and Nancy Caldwell Rentz (hereinafter referred to
as "Landlords") and South Carolina Federal Savings and Loan
Association (hereinafter referred to as "Tenant").

W I T N E S S E T H :

That for and in consideration of the rents reserved
and the promises herein made, the parties do hereby agree as
follows:

1. Leased Property. The Landlords hereby lease
to the Tenant, subject to the conditions hereinafter expressed,
that certain parcel of real property, together with the
building and improvements to be erected thereon, situate in
the City and County of Greenville, State of South Carolina,
described as follows:

BEGINNING at an iron pin at the intersection of the
southern right-of-way of East North Street with the
eastern right-of-way of Toy Street and running thence
with the eastern right-of-way of Toy Street, S. 14-58
E. 109.10 feet to an iron pin on the northern side of
a ten foot alley; thence leaving Toy Street and
running with the northern side of said ten foot alley,
N. 76-36 E. 199.95 feet to an iron pin; thence leaving
said alley and running N. 15-05 W. 109.45 feet to an
iron pin on the southern right-of-way of East North
Street; thence with the southern right-of-way of East
North Street, S. 76-30 W. 199.71 feet to the point of
beginning and containing 21,829 square feet according
to Plat entitled Topographical Map for South Carolina
Federal Savings and Loan Association, dated May 1981
by Dalton & Neves Co., Engineers.

Together with all right, title and interest, if any,
of the Landlords in and to the ten foot alley adjacent
to the southern boundary of the above-described property.

2. Term of Lease. The term of this lease shall
be thirty (30) years, beginning on the date the building and
improvements to be constructed on the leased property have
been completed as hereinafter provided and are ready for
occupancy by the Tenant. If the effective date of this
Lease shall be a day other than the first day of a calendar
month, then the term of this Lease shall be deemed extended

LEATHERWOOD, WALKER, FORD & MAHN

Owner
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