

APR 4 4 07 PM '83

Grantee's Address:  
c/o Hamlin Beattie  
P. O. Box 10373  
Greenville, S. C. 29603

DONNIE S. PARKERSLEY  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that American Federal Savings and Loan Association, a Corporation chartered under the laws of the United States of America, and having a principal place of business at Greenville, State of South Carolina, in consideration of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 (\$750,000.00) DOLLARS, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto The Coffee Street Company, a South Carolina General Partnership, its heirs, administrators, executors, successors and assigns, forever:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being at the eastern corner of the intersection of East Coffee St. and North Brown Street in the City of Greenville, County of Greenville, State of South Carolina, being shown on plat of American Federal Savings and Loan Association, prepared by Freeland and Associates, dated June 29, 1981, recorded in Plat Book 8-R at page 87, and being described more particularly, according to said plat, to-wit:

BEGINNING at a point at the eastern corner of the intersection of East Coffee Street and North Brown Street and running thence along the eastern side of North Brown Street, which line follows the outside edge of the building shown on said plat N. 18-48 E., 151.08 feet to an old iron pin at the joint corner of property now or formerly belonging to Watson; thence along the common line of said properties, S. 71-01 E., 100 feet to an iron pin; thence S. 18-45 W., 150.6 feet to an old nail and cap on the northern side of East Coffee Street; thence along the northern side of said Street, the line of which follows the outside edge of the building shown on said plat, N. 71-17 W., 100 feet to the point of beginning.

The above described property is the same property conveyed to American Federal Savings and Loan Association by deed from Hejaz Temple Holding Corporation, dated June 30, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1151, Page 317.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

ALSO: ALL that lot of land situate on the southerly side of East North Street and on the westerly side of North Spring Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as a lot containing 9,736 sq. ft. on a plat of the property of Fidelity Federal Savings and Loan Association dated March 21, 1977, prepared by W. R. Williams, Jr., Engineer, recorded in Plat Book 5-Y at page 79 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

26(500) 43-3-1, 3, 4 & 6

BEGINNING at an iron pin on the southerly side of East North Street at the corner of property now or formerly belonging to Watson and running thence with East North Street S. 70-30 E. 101 feet to an iron pin; thence S. 26-42 E. 21 feet to an iron pin on the westerly side of North Spring Street; thence with North Spring Street S. 20-05 W. 11.6 feet to an iron pin; thence still with North Spring Street S. 42-45 W. 66.2 feet to an iron pin; thence still with said Street S. 28-30 W. 6.2 feet to an iron pin; thence N. 70-30 W. 89 feet to an iron pin in the line of the Watson property; thence with the Watson property N. 19-30 E. 95 feet to the point of beginning.

The above described property is the same property conveyed to Fidelity Federal Savings and Loan Association by deed from Elizabeth Finlay Chadwick, dated March 26, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1054, Page 147.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

ALSO: ALL that lot of land situate on the northerly side of East Coffee Street and on the westerly side of North Spring Street in the City of Greenville, County of Greenville, State

(DESCRIPTION CONTINUED ON PAGE 2)

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