

Grantee's Address: c/o James B. Gowan, M.D.
209 Crescent Avenue, Greenville, S.C. 29605

State of South Carolina,

County of GREENVILLE

VOL 1219 PAGE 728

Book 42 Page 101

KNOW ALL MEN BY THESE PRESENTS That MARTIN THEATRES, INC.

a corporation chartered under the laws of the State of Delaware

And having its principal place of business at

in the State of

for and in consideration of the

sum of Ten and no/100-----

-----(\$10.00)----- dollars,
and other valuable consideration,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto J.J.H.R. REAL ESTATE PARTNERSHIP, a South Carolina General Partnership, its successors and assigns, forever,

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, at the intersection of Aberdeen Avenue [Drive] and South Plaza of Lewis Plaza, Inc., as shown Plat of Survey for Star Theatres, Inc., prepared by John E. Woods, March, 1971, a copy of which is attached hereto as Exhibit "A", and having, according to said plat, the following metes and bounds:

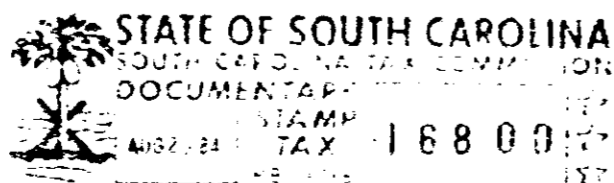
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BEGINNING at an iron pin at the southeast corner of the intersection of Aberdeen Avenue and South Plaza and running thence along the south side of South Plaza S. 66-15 E. 95.0 feet to a point; thence S. 23-45 W. 190 feet to an iron pin on the north side of First Street; thence along the north side of First Street N. 66-15 W. 95.0 feet to a point at the northeast intersection of First Street and Aberdeen Avenue; thence along the east side of Aberdeen Avenue N. 23-45 E. 190.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Grantor herein as Plaza Theatre, Inc., by deed of Lewis Plaza, Inc., dated September 21, 1948, and recorded in the RMC Office for Greenville County in Deed Book 366, at page 237, on November 30, 1948, and by deed of Lewis Plaza, Inc., dated September 23, 1952, and recorded in said RMC Office in Deed Book 464, at page 291, on October 8, 1952.

The above-described property is conveyed subject to the following:

- (a) Ad Valorem taxes for 1984;
- (b) Zoning ordinances and federal, state or local governmental regulations in effect as of the date hereof;
- (c) Easements, rights of way, restrictions, and other agreements affecting subject property which are filed of record or may be disclosed by a visual inspection or current survey of the premises;



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1219 728

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