

Address: 810 Seventh Avenue
New York, New York 10019

VOL 1228 PAGE 837

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
GREENVILLE CO. S.C.
DEC 14 4 59 PM '84
DONNIE S. TANKERSLEY
GENERAL WARRANTY DEED
True Consideration See Affidavit
Book 42 Page 234

KNOW ALL MEN BY THESE PRESENTS that American Federal Bank, F.S.B.

(hereinafter referred to as Grantor), a federal savings bank authorized to transact business in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to it paid by Eccelston Properties, Ltd., a Delaware corporation (hereinafter referred to as Grantee), in the State aforesaid (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 said Grantee, Eccelston Properties, Ltd., its successors and assigns, forever:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, containing 1.924 acres (83,826 square feet) and entitled SUBJECT PROPERTY as is more fully shown on a plat entitled, "Property of Eccelston Properties, Ltd., Greenville Office Associates, Limited Partnership, American Federal Bank, F.S.B." dated November 7, 1984, prepared by Tri-State Surveyors, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern corner of the intersection of South Spring Street and East McBee Avenue and running thence along the southern right-of-way of East McBee Avenue S. 73-23 E. 254.29 feet to an iron pin; running thence S. 36-30 W. 109.89 feet to an iron pin; running thence S. 73-23 E. 60.00 feet to an iron pin; running thence S. 35-34 W. 55.51 feet to an iron pin; running thence S. 53-23 E. 41.50 feet to an iron pin on the northwestern side of an easement for ingress and egress and running thence along the northwestern and northern side of said easement the following metes and bounds, to-wit: S. 42-27 W. 47.56 feet to an iron pin; S. 54-07 W. 47.56 feet to an iron pin; S. 65-47 W. 47.56 feet to an iron pin; S. 77-27 W. 47.56 feet to an iron pin; S. 89-07 W. 47.56 feet to an iron pin; N. 79-13 W. 47.56 feet to an iron pin; N. 73-23 W. 101.44 feet to an iron pin and running thence N. 89-07 E. 18.04 feet to an iron pin; running thence N. 54-07 E. 18.04 feet to an iron pin; running thence N. 36-37 E. 84.50 feet to an iron pin; running thence N. 73-32 W. 100.92 feet to an iron pin on the eastern side of South Spring Street; running thence with the eastern side of South Spring Street N. 35-50 E. 10.82 feet to an iron pin; thence continuing along the eastern side of South Spring Street: N. 37-23 E. 81.70 feet to an iron pin; N. 35-03 E. 50.00 feet to an iron pin; N. 30-23 E. 50.00 feet to an iron pin and N. 26-02 E. 43.08 feet to the POINT OF BEGINNING.

26-500-63-6-3.5 out of 63-6-3.4

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