

See Deed

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

I, J. B. Scoggins, Lessor, for and in consideration of the sum of FIFTY (\$50.00) DOLLARS, to me in hand paid, receipt of which is hereby acknowledged, have granted, bargained and released and by these presents do grant, bargain and lease unto Duke Power Company, Lessee, its successors and assigns, all that certain piece, parcel, lot or tract of land, lying, situate and being in the City of Greenville, State and County aforesaid, in the forks of the Augusta Road and Parkins Mill Road, near the city limits, and having the following metes and bounds:

BEGINNING on Parkins Mill Road at a point 170 feet, more or less, from the intersection of the said Parkins Mill Road and the Augusta Road, and running thence in a half circle across lot owned by the Lessee, on which Scoggins Drug Store is located, in the intersection of aforesaid roads, and 25 feet from the rear of said drug store, intersecting the Augusta Road at a point 125 feet from the intersection of the said roads; thence with the eastern side of the said Augusta Road in a Southernly direction 85 feet; thence in a semi-circle across the said Drug Store lot to a point in Parkins Mill Road, which point is 255 feet, more or less, from the intersection of said Parkins Mill Road and Augusta Road; thence with the Parkins Mill Road in a North-westerly direction 85 feet to the point of beginning, the strip herein leased being 30 feet in width in the rear of said drug store and as fully shown on plat thereof dated December 15, 1952 and attached hereto and made a part of this lease.

For the term of fifty (50) years, commencing January 1, 1953 and ending December 31, 2002, Provided, that in the event the Lessor should at any time after five (5) years from date of this lease desire to use the premises herein leased for building purposes, he may cancel the unexpired term of the lease by giving twelve (12) months notice in writing of his intention to do so; and Provided further, that six (6) months abandonment of the premises herein leased by the Lessee, its successors and assigns, shall at the option of the Lessor terminate the same.

It is understood and agreed that the premises herein leased are to be used for the sole purpose of turning buses, including electric trolley coaches, from the Parkins Mill Road into the Augusta Road, in the rear of Lessor's present drug store, said buses not to turn in front of the drug store after January 10, 1953.

The consideration herein mentioned includes the right to stop Lessee's said coaches and buses along side the Lessor's drug store for the purpose of loading and unloading passengers, with the privilege of the use of Lessor's rest room by the operator(s) of Lessee's buses and coaches.

For Plat in connection with this Lease See Deed Book 469, pages 307 and 308