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OLLIE FARNSWORTH  
R.M.C.

For Stamps See Affidavit Book 30, page 125

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

L E A S E

THIS INDENTURE OF LEASE made and entered into this 3rd day of JUNE, 1969, by and between CHARLES N. WYATT and HORACE M. WHITWORTH, both of Greenville, South Carolina, hereinafter called "LANDLORD," and SOUTHERN BANK AND TRUST COMPANY, a corporation organized and existing under the banking laws of the State of South Carolina, with its principal office in Greenville, S. C., hereinafter called "TENANT,"

W I T N E S S E T H:

IN CONSIDERATION of the mutual covenants hereinafter set forth, Landlord does hereby lease to Tenant and Tenant does hereby rent from Landlord the following described property:

All that certain piece, parcel, or lot of land, with the improvements thereon, lying and being at the northeasterly corner of the intersection of East Coffee Street and North Irvine Street in the City of Greenville, South Carolina, and having according to a survey of the Property of Charles N. Wyatt and Horace M. Whitworth, made by Dalton & Neves, Engineers, dated December, 1968, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 4B, page 55, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasterly corner of the intersection of East Coffee Street and North Irvine Street and running thence along the easterly side of North Irvine Street N 23-10 E 130.6 feet to an iron pin at the southerly corner of the intersection of a 10-foot alley with said street; thence turning and running along the southerly edge of said 10-foot alley S 66-43 E 70 feet to an iron pin, corner of Stone Property; thence turning and running with the line of the Stone Property S 24-16 W 129.84 feet to an iron pin on the northerly side of East Coffee Street; thence turning and running with the northerly side of East Coffee Street N 67-22 W 67.5 feet to the point of beginning.

TOGETHER with continuous right to use any rights-of-way owned or controlled by Landlord or the use of which Landlord has a right to grant to Tenant which are in use on the date of the execution of this lease, leading to and from any rear, front or side entrances to the demised premises, and the right to the use of any right-of-way or alleyway either on or adjoining the premises of which the herein demised premises are a part or the whole, the use of which Landlord has a right to grant to Tenant or which Landlord owns or controls.

TO HAVE AND TO HOLD the demised premises upon the terms and conditions hereinafter set forth.

TERM AND OPTIONS TO EXTEND. The term of this lease shall commence on the date of delivery of the demised premises by Landlord to Tenant as

(Continued on next page)