

KNOW ALL MEN BY THESE PRESENTS, that Second Lulworth Properties, Inc.

A Corporation chartered under the laws of the State of Delaware and having a principal place of business at 20 Exchange Place, New York, New York, in consideration of Ten and No/100----- and the assumption of a mortgage as set out below----- (\$10.00)----- 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 First Lulworth Associates, A New York General Partnership, its successors and assigns

All that certain piece, parcel or lot of land with the improvements thereon situate, lying and being at the Southeasterly corner of the intersection of U. S. Highway No. 29 (Wade Hampton Boulevard) and Watson Road near the City of Greenville, County of Greenville, State of South Carolina, as shown on plat entitled "Property of Greenville, South Carolina, Robert Hall Clothes Corp.", prepared by Alvin Freeman, RLS, dated September 11, 1969, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-C, at Page 69, and having according to said plat, the following metes and bounds:

Beginning at an old iron pin on the Southerly boundary of the right of way of U. S. Highway No. 29 (Wade Hampton Boulevard) at the joint front corner of the premises herein described and property of Edda International Corporation and running thence with the line of said property South 44-36 East 249.8 feet to an old iron pin in the line of property now or formerly of Leslie & Shaw, Inc.; thence with the line of said Leslie & Shaw, Inc., property South 45-28 West 354.9 feet to an old iron pin on the Easterly boundary of the right of way of Watson Road; thence with the Easterly boundary of the right of way of Watson Road North 09-33 West 304.7 feet to an old iron pin at the Southeasterly corner of the intersection of the rights of way of Watson Road and U. S. Highway No. 29 (Wade Hampton Boulevard); thence with the Southerly boundary of the right of way of U. S. Highway No. 29 (Wade Hampton Boulevard) North 45-22 East 179.9 feet to the point of beginning.

Being the identical property conveyed to Greenville, S. C. Robert Hall Clothes Corp. from Edda International Corporation, by Deed dated September 25, 1969, recorded September 26, 1969, in Deed Book 876, Page 477, RMC Office for Greenville County, S. C.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

As a part of the consideration for this conveyance the Grantee herein assumes and agrees to pay the balance of \$192,000.00 due on an Indenture of Mortgage and Deed of Trust, dated June 15, 1970, from Second Lulworth Properties, Inc. to The National Shawmut Bank of Boston and L. H. Baker, as Trustees, and recorded on June 25, 1970 in Mortgage Book 1159 at Page 1, RMC Office for Greenville County, S. C.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 26th day of June 1971

SIGNED, sealed and delivered in the presence of:

SECOND LULWORTH PROPERTIES, INC. (SEAL)

A Corporation
By:

President

Asst. Secretary

Dore Pidem
Marilyn Clark

James P. Collier
Miche Heite

STATE OF ~~SOUTH CAROLINA~~
NEW YORK
COUNTY OF NEW YORK

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of December 1970.

Walter R. May (SEAL)
Notary Public for ~~South Carolina~~
My commission expires: ~~_____~~
WALTER R. MAY
Notary Public, State of New York
No. 24-775856

RECORDED this 10th day of May 1971
Qualified in Kings County, N.Y.
Cert. Filed in New York County
Commission Expires March 30, 1972
10:16 A. M., No. #26524

271-731-358
-276-731-3511