

APR 29 11 12 AM '72  
STATE OF SOUTH CAROLINA )  
                                  ) OLLIE FARNSWORTH  
COUNTY OF GREENVILLE R.M.C.)  
PICKENS )  
SPARTANBURG )

MEMORANDUM LEASE AND OPTION

THIS INDENTURE AND LEASE made this 27th day of April, 1972, by and between Nelson B. Arrington, Jr. and James A. McMurria, hereinafter referred to as Lessee,

W-I-T-N-E-S-S-E-T-H:

That the Lessor, in consideration of the rents reserved, hereinafter referred to, and in consideration of the terms, covenants, conditions and agreements on the part of the Lessee hereinafter mentioned, does hereby demise and lease unto Lessee, and grant to said Lessee right of first refusal, and the Lessee does hereby take and hire from the Lessor and accept an option to purchase the following property, hereinafter referred to as the leased premises:

ALL that piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, Town of Woodruff, and being known and designated as Lot No. 2 on a plat entitled "Survey for the First Baptist Church of Woodruff", dated August 31, 1968, and revised October 25, 1968, by Neil R. Phillips, R.L.S., recorded in Plat Book 58 at Page 220, in the R.M.C. Office for Spartanburg County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the back edge of a sidewalk, at the common northeastern corner of Lot No. 1 and running thence along the back edge of the sidewalk S. 41-52 E. 125 feet to an iron pin; thence S. 48-52 W. 166.7 feet to an iron pin on the northeast edge of the Seaboard Railroad right-of-way (formerly C & WC Railroad); thence along with the edge of said Railroad right-of-way, N. 43-43 W. 125.9 feet to an iron pin; thence N. 49-05 E. 171.5 feet to the beginning iron pin and being bounded on the northeast by the Main Street sidewalk, on the southeast by Lot No. 3, on the south by the Seaboard Railroad right-of-way and on the north

ALSO:

ALL those pieces, parcels or lots of land in Greenville County, State of South Carolina being known and designated as a portion of Lots No. 23 and 24 on plat of Property of C. A. & Jessie H. Rice recorded in Plat Book J, Page 153 in the RMC Office for Greenville County and having according to a more recent survey entitled "Property of Caper House, Inc." by Dalton & Neves, Engineers, dated July, 1969, the following courses and distances, to wit:

BEGINNING at an iron pin on the northeastern side of South Main Street (U.S. Highway No. 276) and running thence with the line of Lot No. 22, N. 57-35 E. 200.8 feet to an iron pin; thence S. 35-00 E. 95 feet to an iron pin in line of Lot No. 24; thence with Lot No. 24 S. 55-59 W. 202.8 feet to an iron pin on South Main Street (U.S. Highway No. 276); thence with South Main Street (U.S. Highway No. 276) N. 34-46 W. 25 feet to an iron pin; thence N. 33-28 W. 75 feet to an iron pin at the point of beginning.

ALSO, all that lot of land in the State of South Carolina, County of Greenville, on the northeastern side of Augusta Road, in the City of Greenville, shown on plat made by Piedmont Engineering Service on August 19, 1949, recorded in Plat Book III at Page 81, and according to said plat and a survey made by Dalton and Neves, in August 1967, is described as follows:

BEGINNING AT AN iron pin on the northeastern side of Augusta Road, 185.3 feet northwest from Oregon Street, and running thence with the northeastern side of said Road, N. 55-56 W. 121.5 feet to an iron pin; thence N. 53-54 E. 241.03 feet to iron pin; thence S. 41-28 E. 47.5 feet to iron pin; thence S. 35-44 W. 215 feet to the beginning corner.

ALSO:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, near intersection of highways U. S. 123 and 76, and near the incorporate limits of the Town of Clemson, and being more fully described as follows, to-wit:

BEGINNING at an iron pin on the southeastern corner and running thence N. 0-30 W. 135 feet to an iron pin; thence turning and running N. 20-16 W. 91.1 feet; thence S. 85-30 W. 280 feet to a point on U. S. Highway 76; thence along said Highway S. 23 E. 110.6 feet to an iron pin; thence leaving said Highway and running N. 81 E. 189 feet to an iron pin; thence S. 14 E. 117 feet; thence S. 73-08 E. 67 feet to the point of beginning.

ALSO:

~~Granting, leasing, renting, licensing and sell unto grantee, their heirs and assigns~~  
the non-exclusive right to the joint and common use of that certain Community Parking Area contiguous to the above-described property. Such non-exclusive right shall be for the purpose of egress and ingress over and across said property and for the purpose of parking and shall be appurtenant to and run with the property hereinabove conveyed. Such right shall be for the benefit of the owners of said property, their employees, customers and visitors and the owner's tenants, tenant's employees and customers.

The above-described property and said Community Parking Area is shown on plat of property of Caper House, Inc. prepared by T. Craig Keith, November 19, 1970.

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For Original Documents of Fees See Book 942 Page 239