

has, as Tenant, in and to the Douglas and Moseley lease and the property covered thereby, including, without limitation, all of the improvements which have been constructed thereon, which lease agreement covers the following described property situated in the City of Greenville, Greenville County, South Carolina,

to-wit:

Greenville County
Stamps
Paid \$223.30
Act No. 380 Sec. 1

ALL that certain piece, parcel or tract of land, together with improvements thereon, or to be constructed thereon, situated, lying and being at the Northwestern corner of the intersection of S. C. Highway 291 (Pleasantburg Drive) and East Faris Road in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Portion of Sherwood Commercial Property" by Campbell & Clarkson, Surveyors, Inc., dated October 3, 1969:

Beginning at an iron pin on the Western side of S. C. Highway 291 (Pleasantburg Drive) at the intersection of said Highway and East Faris Road, and running thence along the Northern side of East Faris Road S. 83-00 W. 28.4 feet to an iron pin; thence continuing with East Faris Road N. 59-33 W. 632.6 feet to an iron pin at the intersection of East Faris Road and McAlister Road; thence with McAlister Road N. 2-46 W. 54.55 feet to an iron pin; thence continuing with McAlister Road N. 54-18 E. 358.2 feet to a point; thence continuing with said Road N. 28-29 E. 123.1 feet to an iron pin; thence continuing with said Road N. 28-58 E. 215 feet to an iron pin; thence leaving said Road and running S. 61-40 E. 140 feet to an iron pin; thence S. 63-56 E. 287.8 feet to an iron pin on the Western side of S. C. Highway 291 (Pleasantburg Drive); thence with said Highway the following calls and distances: S. 26-04 W. 92 feet; thence S. 24-51 W. 118 feet; thence S. 22-42 W. 100 feet; thence S. 20-45 W. 100 feet; thence S. 18-46 W. 100 feet; thence S. 16-52 W. 100 feet; thence S. 14-37 W. 123.1 feet to an iron pin at the point of beginning.

To have and to hold the entirety of said leasehold estate unto said Assignee, its successors, assigns and subtenants for the primary term thereof and for the extension and renewal periods therein provided, subject only to the agreements, requirements, and conditions therein and herein contained.

II.

The consideration for which this sale and assignment is made is the sum of One Million One Hundred Fifty Thousand and No/100 Dollars (\$1,150,000.00), of which amount the sum of Two Hundred Two Thousand, Nine Hundred Sixty-Eight & 08/100 Dollars (\$ 202,968.08) is paid in cash by Assignee to Assignor, the receipt and sufficiency of which is hereby acknowledged by Assignor and due acquittance given therefor. For the remainder of the purchase price, the sum of Nine Hundred Forty-Seven Thousand, Thirty-One & 92/100 Dollars (\$ 947,031.92), the Assignee has assumed and does by these presents agree to assume and pay the balances owed by Assignor to Southern Bank & Trust Company as same fall due under the terms of