

Grantor also conveys to Grantee, his heirs, executors, administrators and assigns, a general easement in and to that strip of land across the adjacent tract of property now owned by Grantor, on the West side of subject property, on and under which a sewerage line presently lies, said line being a connecting line for the use and benefit of improvements constructed on subject property, this easement being granted for purposes of maintenance, repair and replacement of the aforesaid sewerage line and related equipment. Grantor reserves the right to move said line and to move this easement accordingly at any time and from time to time.

Grantor also grants unto grantee, his heirs, executors, administrators and assigns, a non-exclusive easement for ingress and egress to the above-described property, 20 feet in width, from Cleveland Street and South Carolina Highway 291 - South Pleasantburg Drive. Said easement shall be located across other property of the grantor at such points and places as grantor may from time to time determine. Grantor shall have the right to change the location of said easement at any time and from time to time, provided said easement gives grantee, his heirs and assigns, access to and from the property hereinabove conveyed from Cleveland Street and South Carolina Highway No. 291 - South Pleasantburg Drive.

As a part of the consideration for this deed, grantee, his heirs and assigns, agrees that for a period of 25 years from the date of this deed the name of the building on the conveyed premises shall remain "Morgan Manor."

It is understood and agreed that this grantee and his heirs and assigns are not entitled to and do not receive by virtue of this instrument, any rights, title or interest in and to the 40-foot driveway on the Northern side of subject property, referred to above in the description of subject property, and Grantor, which also owns said driveway, hereby reserves the right to remove or move said driveway at any time and from time to time, with or without the consent of Grantee, his heirs and assigns, without in any way affecting or altering any of the above-described boundaries of the property conveyed herein.

Grantor also conveys to Grantee all of Grantor's interest in and to any and all Leases on any portion of the property conveyed herein and all improvements thereon, subject to the rights of Carolina Federal Savings & Loan Association as first mortgagee.

This property is conveyed subject to any and all easements, rights-of-way, restrictions and other encumbrances of record.

As partial consideration for the conveyance of said property, Grantee hereby assumes that certain Note and Mortgage of Real Estate to which this property is subject, granted June 15, 1972, by Grantor to Carolina Federal Savings & Loan Association, securing the principal sum of \$1,300,000.00, recorded in the office of the R.M.C. for Greenville County in Mortgage Book 1237, page 415. The present outstanding principal balance on said Note is \$1,300,000.00.

The above-described property herein conveyed is a portion of the property conveyed to Star Enterprises, Inc., by C. Heyward Morgan et al by deed dated August 1, 1960, recorded in the office of the R.M.C. for Greenville County in Deed Book 656, page 265, and a portion of the property conveyed to Eight Associates, Inc., by Wilson Enterprises of Greenville, Inc., by deed dated September 22, 1966, and recorded in the office of the R.M.C. for Greenville County in Deed Book 806, page 436, and also being a portion of the property conveyed to Star Enterprises, Inc., by Eight Associates, Inc., by deed dated June 6, 1972, recorded in the office of the R.M.C. for Greenville County in Deed Book 945, page 608.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto grantee and grantee's heirs, executors, administrators and assigns forever.

(Continued on next page)