

VCL 986 CAR 300

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. SHORT FORM OF LEASE
COUNTY OF GREENVILLE

FILED
OCT 19 4 01 PM '73
DONNIE S. TANKERSLEY
R.M.C.

THIS INDENTURE OF LEASE made and entered into this 1st day of September, 1973, by and between ALVIN F. BATSON 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, South Carolina, hereinafter called the "TENANT",

W I T N E S S E T H :

IN CONSIDERATION of the mutual covenants hereinafter set forth, the parties hereto agree for themselves, their heirs, successors and assigns, as follows:

PREMISES. Landlord hereby leases to Tenant and Tenant hereby rents from Landlord, the premises hereinbelow described:

All that certain piece, parcel or lot of land lying and being at the intersection of Old Buncombe Road (Old U.S. Hwy. 25) and Hawkins Road (formerly Batson Road, also known as Indian Race Path) in the Town of Travelers Rest, County of Greenville, State of South Carolina, and having according to a survey made for Southern Bank and Trust Company by Dalton & Neves Company, dated July, 1973, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 5B, Page 19, the following metes and bounds, to-wit:

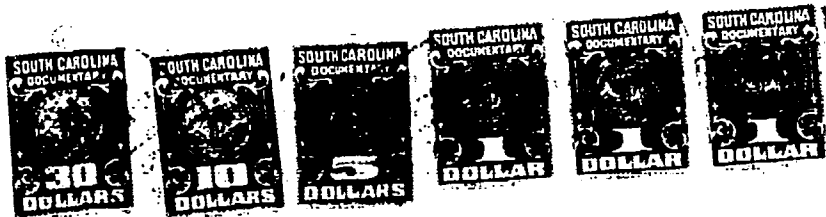
BEGINNING at the point of intersection of the northerly edge of the right-of-way of Hawkins Road with the southeasterly edge of the right-of-way of Old Buncombe Road and running thence along the southeasterly edge of the right-of-way of Old Buncombe Road N 49-18 E 291.1 feet to an iron pin; thence continuing with the southeasterly edge of said right-of-way N 48-38 E 111 feet to an iron pin; thence turning and running S 17-44 E 185.4 feet to an iron pin on the northerly edge of the right-of-way of Hawkins Road; thence turning and running with the northerly edge of the right-of-way of Hawkins Road S 76-08 W 111 feet to an iron pin; thence continuing with the northerly edge of said right-of-way S 76-38 W 259.7 feet to the point of beginning. Said parcel is shown on said survey plat as containing 34,247.80 square feet (0.786 acres).

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 September 1, 1973, and shall end at midnight on August 31, 1998.

Tenant is hereby granted three (3) successive options to renew and extend the term of this lease for five (5) years on each such option, each

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