

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
21 2 03 PM '74
DONNIE S. HARRISLEY

KNOW ALL MEN BY THESE PRESENTS, that FINANCIAL PLANNING ASSOCIATES

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of One and no/100 (\$1.00)--- 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 CHURCH STREET PROPERTIES LIMITED PARTNERSHIP:

ALL that certain piece, parcel or lot of land with all improvements situate thereon, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by Carolina Engineering & Surveying Co., dated July 13, 1970, revised May 8, 1971 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-K, at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running thence along the eastern edge of the right of way of Church Street, N. 25-13 E. 371.4 feet to an iron pin at the intersection of Church Street and Pearl Avenue and running thence with the intersection of said Church Street and Pearl Avenue, N. 68-21 E. 36.6 feet to an iron pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue, S. 68-50 E. 207.5 feet to an iron pin; thence continuing with the southern side of Pearl Avenue, N. 80-39 E. 54.8 feet to an iron pin; running thence S. 2-0 E. 268.0 feet to an iron pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue S. 88-00 W. 449.5 feet to the point of beginning.

BEING the same property conveyed to Grantor by deed dated March 23, 1973, and recorded in the Office of the R.M.C. for Greenville County in Deed Book 971, at Page 71.

THIS conveyance is subject to that certain mortgage to Jefferson Standard Life Insurance Company dated March 23, 1973 in the amount of \$1,530,000.00 recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 1270, at Page 558, and to that certain mortgage to Equipment Leasing Corporation of S. C. and Triangle Construction Co., Inc. dated March 23, 1973, in the amount of \$277,000.00, recorded in the Office of the R.M.C. for Greenville County in Real Estate Mortgage Book 1270, at Page 566. Neither the Grantee Partnership or any Partner therein assumes any liability for the payment of the foregoing mortgages.

(Continued on reverse side)

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)' 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)' 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 22 day of October 19 74

SIGNED, sealed and delivered in the presence of:

FINANCIAL PLANNING ASSOCIATES (SEAL)

A Corporation
By:

Ann H. Ballinger

Ann H. Ballinger

President

Walter C. Cleveland

Jim O'Connell

Secretary

Edward S. Wood

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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 its 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 22 day of October 19 74

(SEAL)

Notary Public for South Carolina
My commission expires: 11/19/79

Charles W. Black

Edward S. Wood

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