

4.00

STATE OF GEORGIA  
COUNTY OF FULTON

FILED  
GREENVILLE COUNTY

TRANSFER AND ASSIGNMENT  
OF LEASEHOLD ESTATE

THIS TRANSFER AND ASSIGNMENT, made this 31st day of December, 1974, between OPA GREENVILLE COMPANY, a Georgia corporation, qualified to do business in South Carolina, having its principal office at 300 Interstate North, Atlanta, Georgia, (hereinafter referred to as "Grantor"), and GREENVILLE OFFICE ASSOCIATES, LTD., a Georgia limited partnership, with H. Terrell Smith, Jr., Harry J. Mehre, Jr. and R. McKenzie Smith as its sole general partners (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits);

WITNESSETH, That:

Grantor, for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed, confirmed, transferred, set over and assigned, and by these presents does grant, bargain, sell, alien, convey, confirm, transfer, set over and assign to the said Grantee all of the Grantor's right, title, interest and estate ("Leasehold Estate") in and to and arising under that certain Indenture of Lease ("Indenture of Lease") by and between The South Carolina National Bank, Greenville Office, as "Landlord", and OPA Greenville Company, as "Tenant", a short form of said Indenture of Lease being recorded in Deed Book 992, page 239, R.M.C. Office for Greenville County, South Carolina, as re-recorded in Deed Book 994, page 291, aforesaid records, as

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