

STATE OF *NEW YORK* )

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COUNTY OF *NEW YORK* )

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KNOW ALL MEN BY THESE PRESENTS, that CREATIVE FABRICS, INC. EMPLOYEES PENSION PLAN, A NEW YORK TRUST having an Address at 124 West 36th Street, New York, New York ("Grantor"), in consideration of the sum of One Million Nine Hundred Twenty-Five Thousand (\$1,925,000.00) 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 GREENVILLE ASSOCIATES, a South Carolina Limited Partnership having an address at C/O P. S. Pierce & Co., 26 Broadway, New York, N. Y. ("Grantee"), the following land in the City of Greenville, Greenville County, South Carolina, more particularly described as follows, to wit:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville as shown on plat entitled "Survey for The Great Atlantic & Pacific Tea Company, Inc." dated October 11, 1977 prepared by Piedmont Engineers-Architects-Planners and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern edge of the right-of-way of S.C. Highway No. 291, said point being 530.16 feet south of the intersection of said Highway and Mauldin Road (S.C. Highway No. 30) and also being the joint front corner with property now or formerly of T.C. Threatt and running thence N. 12-39 E. 330 feet to an iron pin on the right-of-way and being a joint corner with Texaco, Inc; thence running S. 50-02 E. 185.0 feet along Texaco, Inc. to an iron pin and continuing with line of Texaco Inc., N. 16-57 E. 200.0 feet to an iron pin on right-of-way of Mauldin Road (S.C. Highway No. 30); thence running along right-of-way of Mauldin Road, S. 50-04 E. 522.0 feet to an iron pin, joint corner with T.C. Threatt Property; thence running S. 30-12 W. 395.0 feet along T.C. Threatt to an iron pin and continuing with T.C. Threatt line, N. 59-15 W. 551.48 feet to an iron pin on eastern right-of-way of S.C. Highway No. 291 being the POINT OF BEGINNING.

Being the property conveyed to The Great Atlantic & Pacific Tea Company, Inc. by T.C. Threatt by deed dated February 23, 1977, recorded February 23, 1977 in Deed Book 1051 at page 533 in the R.M.C. office for Greenville County, South Carolina; and being the same property conveyed by The Great Atlantic & Pacific Tea Company, Inc. to Creative Fabrics Inc. Employees Pension Plan by deed dated even date herewith and intended to be recorded in the R.M.C. office for Greenville County, South Carolina prior to the recording hereof. 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, 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 and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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