

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE CO. S.
1978 OCT 27 2 28 PM

KNOW ALL MEN BY THESE PRESENTS, that EDDA INTERNATIONAL CORPORATION
A Corporation chartered under the laws of the State of New York and having a principal place of business at
State of New York, in consideration of One Hundred Forty-Eight
Thousand and no/100 (\$148,000.00) ----- 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 ERIK B. NAGEL, d/b/a Contemporary Leasing, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land, together with improvements thereon,
situate, lying and being on the southeastern side of U. S. Highway No. 29, near the
City of Greenville in Greenville County, South Carolina, having the following metes
and bounds, according to plat entitled "Survey for Edda International Corporation,"
by Carolina Surveying Co., dated April 20, 1972, revised May 1, 1972, and October 30,
1972, and February 17, 1973, and recorded in the Greenville County R.M.C. Office in
Plat Book 4-S, Page 57:

-- 276 - T31 - 3 - 5.9

BEGINNING at a point on the southeastern side of U. S. Highway No. 29, which point is
located 574.7 feet northeast of the intersection of the eastern right-of-way of
Watson Road with the southeastern right-of-way of U. S. Highway No. 29 and from said
point of Beginning running N. 47-12 E. 225 feet to a point at the northwestern corner
of property now or formerly owned by Belmont Theater; thence with said Belmont
Theater property, S. 76-15 E. 251.6 feet to a point; thence S. 47-12 W. 188.4 feet to
a point; thence N. 44-38 W. 249.9 feet to the point of Beginning and being a portion
of the property conveyed to the grantor herein by deed of Bjarni Gudjonsson, recorded
June 14, 1962, in Deed Book 700, Page 169, Greenville County R.M.C. Office

This conveyance is made subject to existing easements, restrictions and rights-of-way
upon or affecting said property.

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GREENVILLE COUNTY DOCUMENTARY TAX
162.80
P.B. 15811

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)'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)'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 27 day of October 1978.

SIGNED, sealed and delivered in the presence of: EDDA INTERNATIONAL CORPORATION (SEAL)
A Corporation

James Campbell
Mildred M. Bedard

By: *Erik B. Nagel*
President
James Campbell
Secretary

NEW YORK
STATE OF SOUTH CAROLINA }
COUNTY OF NASSAU } PROBATE.

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 27th day of October 1978
Francis McConnell (SEAL)
NOTARY PUBLIC, State of New York
No. 41-4515267
Qualified in Queens County
My commission expires: March 30, 1979

RECORDED this day of at 2:28 P. M., No. 13569
RECORDED NOV 2 1978

731-2-0.1

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