

FILED
GREENVILLE S.C.

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DONNIE S. TANNERSLEY
R.M.C.

For Title Consideration See Att Javit
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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

SHORT FORM OF LEASE

THIS INDENTURE OF LEASE made and entered into this 1ST day of
APRIL, 1983, by and between The Coffee Street Company, a South
Carolina General Partnership, composed of Hamlin Beattie and The Beattie
Company, a corporation organized and existing under the laws of the State
of South Carolina, hereinafter called "Landlord", and American Federal
Savings and Loan Association, Greenville, South Carolina, hereinafter
called "Tenant";

W I T N E S S E T H:

In consideration of the mutual covenants set forth in the certain
collateral Indenture of Lease of even date herewith, between the parties
hereto, which by reference is made a part hereof, the Landlord does lease
unto the Tenant the following described premises:

ALL that piece, parcel or lot of land, with all improvements
thereon, situate, lying and being at the eastern corner of the
intersection of East Coffee St. and North Brown Street in the
City of Greenville, County of Greenville, State of South Caro-
lina, being shown on plat of American Federal Savings and Loan
Association, prepared by Freeland and Associates, dated June
29, 1981, recorded in Plat Book 8-R at page 87, and being
described more particularly, according to said plat, to-wit:

BEGINNING at a point at the eastern corner of the intersection
of East Coffee Street and North Brown Street and running thence
along the eastern side of North Brown Street, which line
follows the outside edge of the building shown on said plat
N. 18-48 E., 151.08 feet to an old iron pin at the joint corner
of property now or formerly belonging to Watson; thence along
the common line of said properties, S. 71-01 E., 100 feet to
an iron pin; thence S. 18-45 W., 150.6 feet to an old nail and
cap on the northern side of East Coffee Street; thence along
the northern side of said Street, the line of which follows
the outside edge of the building shown on said plat, N. 71-17
W., 100 feet to the point of beginning.

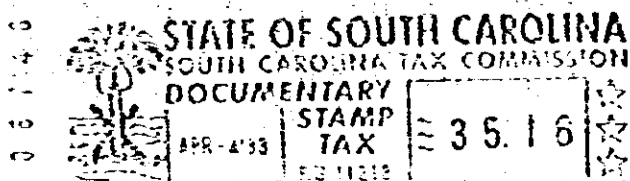
The above described property is the same property conveyed to
American Federal Savings and Loan Association by deed from
Hejaz Temple Holding Corporation, dated June 30, 1981, and
recorded in the R.M.C. Office for Greenville County in Deed
Book 1151, Page 317.

This conveyance is subject to any and all existing reservations,
easements, rights-of-way, zoning ordinances and restrictions or
protective covenants that may appear of record or on the
premises.

ALSO: ALL that lot of land situate on the southerly side of
East North Street and on the westerly side of North Spring
Street in the City of Greenville, County of Greenville, State

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