

JOHN M. DILLARD, P.A., GREENVILLE, S.C.

FILED

1105-026

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

P. O. Box 5835, Station B  
Greenville, S. C. 29606

KNOW ALL MEN BY THESE PRESENTS, that GREENVILLE ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP

in consideration of Four Hundred Thousand and no/100ths (\$400,000.00) ----- Dollars  
subject to mortgage indebtedness set forth below  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto JACK E. SHAW, as Trustee under Written Agreement, dated August 1, 1983, his successors  
and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, bounded on the northwest by Wade Hampton Boulevard (U. S. Highway No. 29), on the northeast by Karen Drive, on the southeast by Buena Vista Street and University Heights Subdivision, on the southwest by Batesview Drive and property now or formerly of W. H. Alford and James R. Rice, and having according to a survey dated February 1979 by Dalton and Neves Co., Engineers, entitled "PROPERTY OF GREENVILLE ASSOCIATES, A MARYLAND LIMITED PARTNERSHIP", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Wade Hampton Boulevard where the southeastern side of said boulevard intersects with the southwestern side of Karen Drive, and running thence along the southwestern side of Karen Drive, S. 37-30 E., 793.1 feet to an iron pin at the intersection of the southwestern side of Karen Drive with the northwestern side of Buena Vista Street; thence along the northwestern side of Buena Vista Street, S. 58-16 W., 152.6 feet to an iron pin; thence leaving Buena Vista Street and running N. 29-58 W., 137.4 feet to an iron pin; N. 80-02 W., 70 feet to an iron pin; S. 49-22 W., 253.6 feet to an iron pin; and S. 31-50 E., 157.5 feet to an iron pin on the northwestern side of Buena Vista Street; thence along the northwestern side of Buena Vista Street S. 58-11 W., 100 feet to an iron pin; thence leaving said Buena Vista Street and running N. 31-50 W., 142.2 feet to an iron pin; thence S. 49-16 W., 45.4 feet to an iron pin; thence N. 36-30 W., 60.8 feet to an iron pin; thence S. 57-16 W., 206.1 feet to an iron pin; thence S. 19-50 E., 90 feet to an iron pin; thence S. 78-01 W., 296.2 feet to an iron pin on the northeastern side of Batesview Drive; thence with the northeastern side of said Batesview Drive, N. 17-27 W., 109.3 feet to an iron pin and N. 22-05 W., 50 feet to an iron pin; thence leaving Batesview Drive and running N. 52-29 E., 249.7 feet to an iron pin; thence along the line of property now or formerly of James R. Rice and of W. H. Alford, N. 37-30 W., 341.0 feet to an iron pin on the southeastern side of Wade Hampton Boulevard; thence with the southeastern side of Wade Hampton Boulevard N. 52-30 E., 779.1 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to Greenville Associates, a Maryland Limited Partnership, by deed of Wade Hampton Mall, a Partnership, dated February 28, 1979, recorded on February 28, 1979 in the RMC Office for Greenville County, S. C., in Deed Book 1097, page 598. The above described property is conveyed subject to City of Greenville and Greenville County property taxes for the tax year 1983 and subsequent years, to an easement for utility installation and maintenance granted to the Greenville Chamber of Commerce, appearing of record in Deed Book 313, page 2020, assigned to the City of Greenville by instrument appearing of record in Deed Book 482, page 169, to easements granted to Duke Power Company by deeds appearing of record in Deed Book 312, page 29, in Deed Book 427, page 516, in Deed Book 212, page 282, to certain covenants, reservations, conditions and restrictions, which may or may not validly affect the above described property, appearing of record in Deed Book 425, page 294, Deed Book 411, page 253 and in Deed Book 439, page 236, and in Deed Book 431, page 487, and to recorded leases of all tenants in possession of a portion of the premises, and to the rights of all tenants under unrecorded leases in and to a portion of the above described property.

12(500) 281-2-4, 139, 140 & 144

The above described property is hereby conveyed subject to the lien of a mortgage given by Greenville Associates, a Maryland Limited Partnership, to Wade Hampton Mall, a Partnership, in the original sum of \$1,200,000.00, dated February 28, 1979, recorded on February 28, 1979 in the RMC Office for Greenville County, S. C., in Mortgage Book 1458, page 530, and the Grantee in accepting this deed of conveyance does not assume the indebtedness due on said mortgage but takes the above described property subject to the same, a modification of which mortgage, dated August 3, 1983, appears of record in the RMC Office for Greenville County, S. C., in Mortgage Book 1620, page 796, re-recorded in Mortgage Book 1622, page 879.

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