

Grantee's Address: Easlan Capital, Inc.
555 N. Pleasantburg Drive, Suite 150 VOL 1225 PAGE 162
Greenville, SC 29607

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that Riverside Limited Partnership, a limited partnership organized under the South Carolina Uniform Limited Partnership Act and having its principal place of business at Greenville, South Carolina, in consideration of \$400,000 the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Easlan Capital, Inc., its successors and assigns, forever the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, City of Greenville, being known and designated as a portion of Lot 1, Block 2 of tax map 50 containing approximately 3.538 acres, and having according to a plat entitled Parcel Conveyed from Riverside Limited Partnership to Easlan Capital, Inc. in the City of Greenville, Greenville County, South Carolina, dated October 29, 1984, made by Charles F. Webb, RLS, and recorded simultaneously herewith in the office of the Register of Mesne Conveyances of Greenville County in Plat Book 102 at page 31 and having according to said plat, the following metes and bounds to-wit:

-26.. 500- 50-2-1

BEGINNING at an iron pin at the northeast corner of the property, which iron pin is located on the southwest corner of the intersection of W. Washington Street and South Academy Street, and running thence S. 25-47 W. 36.47 feet to an iron pin; running thence S. 23-31 W. 161.0 feet to an iron pin; running thence S. 27-37 W. 141.21 feet to an iron pin; running thence S. 56-49 W. 18.23 feet to an iron pin; running thence N. 68-15 W. 631.83 feet to an iron pin; running thence N. 20-52 E. 132.34 feet to an iron pin; running thence S. 64-57 E. 133.59 feet to an iron pin; running thence N. 25-05 E. 30.0 feet to an iron pin; running thence S. 68-15 E. 243.35 feet to an iron pin; running thence N. 25-19 E. 215.74 feet to an iron pin; running thence S. 64-41 E. 275.0 feet to an iron pin, the point of beginning.

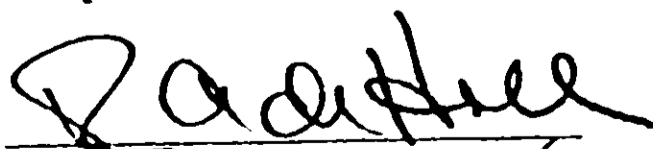

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record.

THIS parcel being a portion of the property conveyed to grantor by deed of Piedmont and Northern Railway Company, recorded in the Office of the Register of Mesne Conveyances for Greenville County in Deed Book 854 at page 89 on October 14, 1968.

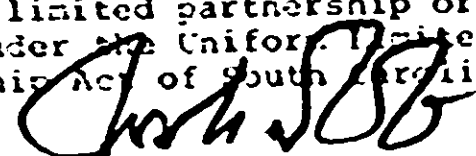
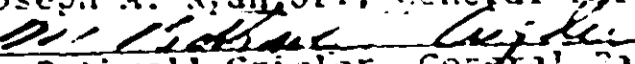
Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee and the grantee's successors and assigns, forever. And, the grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the grantee and the grantee's successors and assigns, against itself, its successors and assigns and against every person whosoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof, Riverside Limited Partnership, a limited partnership organized under the Uniform Limited Partnership Act of South Carolina has caused these presents to be executed by its duly authorized general partners this 30th day of October, 1984.

SIGNED, sealed and delivered in the presence of:

Riverside Limited Partnership,
a limited partnership organized
under the Uniform Limited Partner-
ship Act of South Carolina by:


Joseph M. Ryan, Jr., General Partner

H. Bothwell Cridler, General Partner
J. J. RYAN & SONS, INC., General Partner

By: 
Title: 