

Potter, Elizabeth A. Askins and Lloyd A. Beattie as "Landlords" and Fidelity Federal Savings and Loan Association, Greenville, South Carolina, as "Tenant," Memorandum of which is recorded in Deed Book 875, Page 636, Greenville County RMC Office as amended by First Amendment to Lease date September 1, 1977 for an initial term expiring on August 31, 1994. The Tenant's right, title and interest in the lease as amended were assigned to Spring Street Associates Limited Partnership by Assignment recorded March 30, 1984 in Deed Book 1209, Page 321, Greenville County RMC Office.

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 grantees and the grantees' heirs and assigns forever. And the grantor does hereby bind the grantor and the grantor's heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the grantees and the grantees' heirs and assigns against the grantor and her heirs and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this 2nd day of January, 1985.

IN THE PRESENCE OF:

[Signature]
[Signature]

[Signature] (SEAL)
EFFIE LLOYD ALLEN BEATTIE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Effie Lloyd Allen Beattie sign, seal and as her act and deed, deliver the within written Title to Real Estate and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

[Signature]

SWORN to before me this
2nd day of January, 1985.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 10/26/94

RECORDED JAN 2, 1985 at 1:08 P.M.

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