

DEED TO REAL PROPERTY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C. 42-263
JAN 7 10 42 AM '85
DONNIE R.H.C. KERSLEY

KNOW ALL MEN BY THESE PRESENTS, THAT the Trustee of MERIT PROFIT SHARING PLAN, acting herein by and through Mark G. Sherman, its duly authorized Attorney-in-Fact pursuant to Power of Attorney from said Trustee, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid at and before the sealing of these presents by AUGUSTA INVESTORS, LTD., a Georgia limited partnership, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release unto the said Augusta Investors, Ltd., a Georgia limited partnership, its successors and assigns: -14-500-216-1-2

ALL THOSE CERTAIN IMPROVEMENTS, BUILDINGS, STRUCTURES and FIXTURES constituting the Augusta Village Shopping Center located in Greenville, Greenville County, South Carolina, and being situated on that certain parcel of land described on Exhibit "A" attached hereto, incorporated herein and made a part hereof for all purposes.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

This conveyance is made subject to the title exceptions, and subordinate to the liens, listed on Exhibit "B" attached hereto, incorporated herein and made a part hereof for all purposes.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Augusta Investors, Ltd., a Georgia limited partnership, its successors and assigns forever.

And grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Augusta Investors, Ltd., a Georgia limited partnership, its successors and assigns, against it and its successors lawfully claiming, or to claim the same or any part thereof, by through or under grantor, but not otherwise.

WITNESS the hand and seal of the Trustee of MERIT PROFIT SHARING PLAN, by its Attorney-in-Fact, this 27th day of December, in the year of our Lord one thousand nine hundred and eighty-four and in the two hundred and ninth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
Witness
[Signature]
Witness

[Signature]
Mark G. Sherman, Attorney-in-Fact for the Trustee of MERIT PROFIT SHARING PLAN, duly authorized under Power of Attorney from said Trustee

SC70 -- 3 JA 7 85 832 4.0001

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JAN-4'85 FEB 11 218
02.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ P.B. 10311
JAN-4'85
01.10