

WHEREAS, the said The Mutual Life Insurance Company of New York did thereafter exhibit and file its Assignment of Bid, dated the 1st day of August, 1977, whereby its said bid was assigned, set over and transferred to Bankers Trust of South Carolina.

NOW, THEREFORE, Know all men by these Presents, that I, FRANK P. MCGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of Four Million Five Hundred Thousand and no/100 (\$4,500,000) Dollars to me paid by the said Bankers Trust of South Carolina, the receipt whereof is hereby acknowledged, HAVE ASSIGNED, granted, bargained, sold and released, and by these Presents DO ASSIGN, grant, bargain, sell and release unto the said Bankers Trust of South Carolina, its successors and assigns:

ALL the right, title and interest of Greenville Plaza Associates in and to that certain leasehold estate (together with the buildings and improvements thereon erected or hereafter erected), created by a ground lease dated the 22nd day of February, 1972, a memorandum of which is recorded in Volume 938, at Page 500, in the R.M.C. Office for Greenville County, South Carolina, between The Peoples National Bank, Greenville, South Carolina, as Lessor, and Greenville Plaza Associates, as Lessee, covering inter alia that certain piece, parcel or tract of land situate, lying and being in Greenville County, South Carolina, more particularly described as follows:

ALL that certain piece, parcel or tract of land with the buildings and improvements thereon in the City of Greenville, Greenville County, South Carolina, located west of Laurens Street and East of the new location of Richardson Street in the City block bounded on the South by West Washington Street and shown on a plat by Campbell and Clarkson Surveyors, Inc. dated the 14th day of December, 1973, and recorded on the 25th day of January, 1974, in Plat Book 5-F, Page 11, in the Office of the R.M.C. for Greenville County, beginning at a point on the new eastern right-of-way line of Richardson Street 117 feet N. 21° 06' E. from the point where the northern right-of-way line of West Washington Street intersects with the new eastern right-of-way line of Richardson Street as located and shown on a plat by Campbell and Clarkson, Surveyors, Inc., dated December 23, 1971, and recorded in Plat Book 4-J, Page 141, in the R.M.C. Office for Greenville County, South Carolina, and running thence with the new eastern right of way line of Richardson Street N. 21° 06' E. 121.25' to a point; thence continuing with the new eastern right-of-way line of said Richardson Street N. 20° 25' E. 58.57' to a point; and running thence with the new eastern right-of-way line of Richardson Street N. 20° 08' E. 68.99' to a point where the new eastern right-of-way line of Richardson Street intersects with the southern boundary line of property of the City of Greenville, known as City Parking Building property; running thence along the boundary line of the City Parking Building property S. 68° 12' E. 200.90' to a point on the western right-of-way line of Laurens Street; running thence along said western right-of-way line of Laurens Street 22° W. 123.80' to a point; running thence along said western right-of-way line on Laurens Street S. 21° 09' W. 119.94' to a point; running thence N. 69° 51' W. 196.77' to the point of beginning.

The title to the above described property is subject to that certain easement granted to Duke Power Company from The Peoples National Bank, Greenville, South Carolina, and recorded May 1, 1972, in Book 942, Page 299, Greenville County, South Carolina, records.

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to said property and including all trade, domestic and ornamental fixtures, and articles of personal property of every kind and nature whatsoever (hereinafter collectively called "Equipment") other than property of bona fide tenants, now or hereafter located in, upon or under said property