

LAND AUCTION

COURT ORDERED ABSOLUTE AUCTION

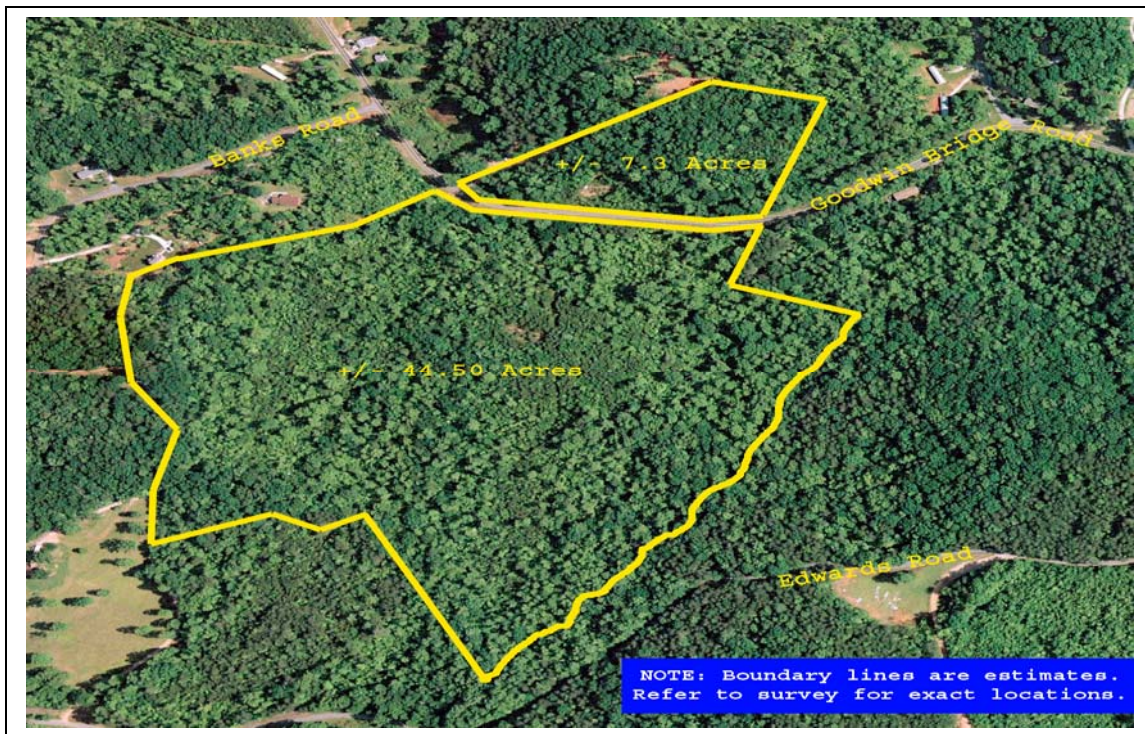
+/- 51.8 Acres of Land divided into 2 Tracts

Tract A +/- 7.3 acres

Tract B +/- 44.5 acres

December 6th, 2005 5:30 p.m. Registration 6:30 p.m. Auction

Auction Location Hampton Inn
593 Roe Center Court
Travelers Rest, SC 29690



- Goodwin Bridge Road, Travelers Rest, S.C.
- Greenville County Tax Map # 0522.03-01-011.00
- Northern Greenville County in close proximity to Scenic Hwy. 11 and Hwy. 25 with mountain views
- Great opportunities for residential development or personal home site
- Come and bid **your price** on December 6th!!

Directions:

Take US-25 North out of Greenville, turn left on Bates Crossing Road / SC-414, go 0.5 miles and turn slight right on Goodwin Bridge Road. Travel approximately 2 miles and the large tract will be on the left and small tract will be on your right. For more detailed directions, please access Mapquest on this property's link at www.lyongroupllc.com.

Terms & Conditions:

\$5,000 deposit by cash or good check for Tract A, \$10,000 deposit by cash or good check for Tract B, balance is due at closing by Friday, January 6th, 2006. A 10% Buyers Premium will be added to the winning bid price to determine the final contract price paid by the purchaser. Purchaser pays for deed preparation, survey fee and their portion of legal fees to close the sale. Property sells "as is, where is" with all faults and in its present condition with no warranty of any nature expressed or implied. Seller and Auction Company assume that the Purchaser has inspected the property prior to bidding and that it is suitable for his purposes. Property is subject to prior sale. Sale day announcements take precedence over this and any other information. Land tract acreages are estimates refer to survey for exact acreage of each tract. Auction company is not responsible for errors and omissions.

The
LYONS
G R O U P

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