

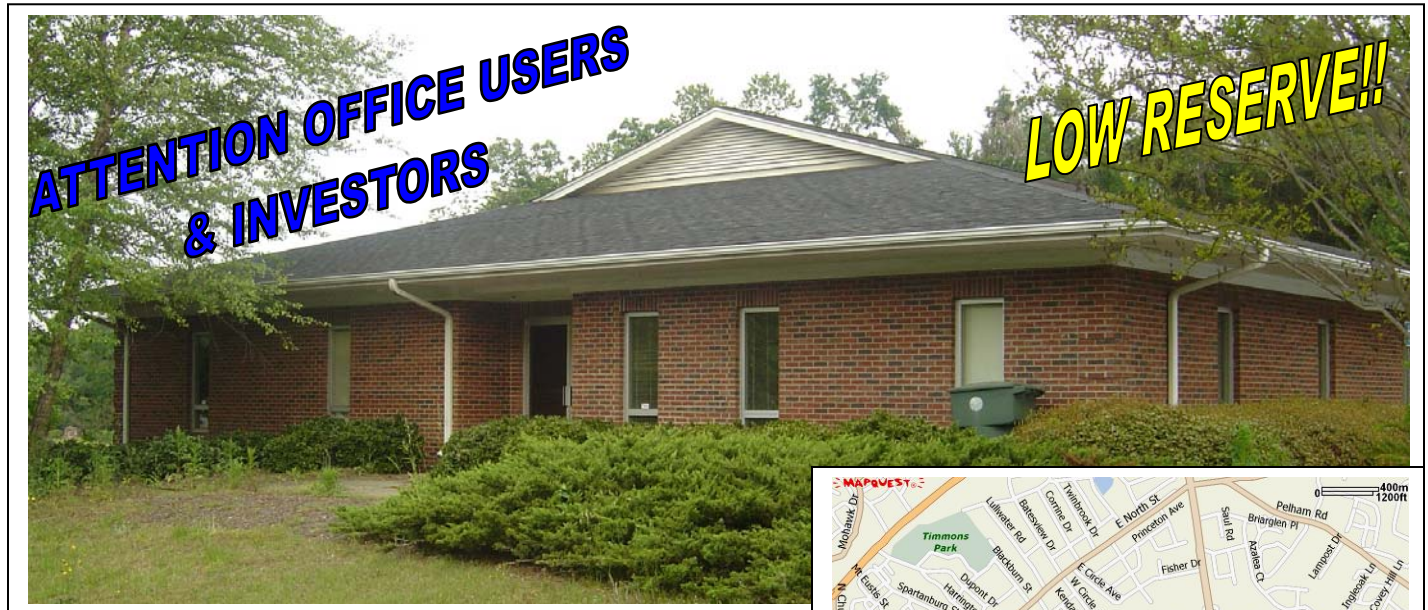
AUCTION

+/- 4,856 S.F. Commercial Office Building
15 Century Drive, Greenville, SC 29607

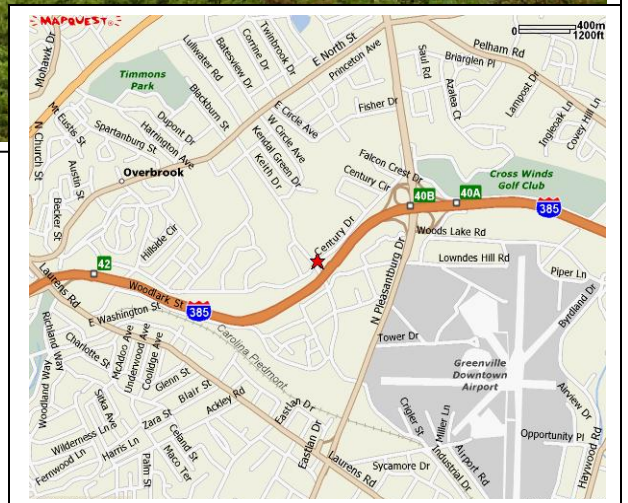
Thursday, June 21st, 2007
11:00 a.m. Registration 12 Noon Auction

**Auction Location: 15 Century Drive
Greenville, SC 29607**

*****ON SITE***
(Rain or Shine)**



- Greenville County Tax Map #:0193.03-02-009.03
- +/- 4,856 sq. ft. free-standing brick office building on +/- 0.82 acres
- 50% open office space; 50% private office space
- 52 parking spaces!!
- Great Location!! Convenient to Downtown, I-385, and I-85
- Come and bid **YOUR PRICE** on June 21st!!



Directions:

From Interstate-85, take exit 51 towards Downtown Greenville. Next, take exit 40-A (North Pleasantburg Drive) and take a left at the 1st traffic light onto Century Drive. The building will be located approximately 1/2 mile on the right-hand side of Century Drive. For more detailed directions, please access Mapquest on this property's link at www.LyonsGroupLLC.com.

Terms & Conditions:

An escrow deposit of 10% of the final contract price will be required in cash or good check on the day of the sale, balance is due at closing on or before Monday, July 23rd, 2007. 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, environmental assessment 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. Lot size is an estimate. Refer to survey for exact acreage. Auction company is not responsible for errors and omissions. This property is subject to prior sale. Auctioneer reserves the right to bid on this parcel during the auction.

The
LYONS
G R O U P

Real Estate Brokerage and Auction Services

www.LyonsGroupLLC.com

Contact: Bobby Lyons, CCIM, SCAL # 3630

812 East Main Street
Spartanburg, SC 29302

888.420.0011 Toll Free

864.583.0094 office

864.583.0059 facsimile

864.590.3476 mobile

info@LyonsGroupLLC.com E-Mail