

GRANTEE'S ADDRESS: 301 College Street, Greenville, South Carolina 29601

State of South Carolina,

Greenville County

Vol 1172

1982

Know all Men by these presents, That B & A PROPERTY COMPANY, A GENERAL PARTNERSHIP,
CONSISTING OF JOHN A. BOLEN AND PAUL C. AUGHTRY, III,

in the State aforesaid, in consideration of the sum of One Hundred Eighty-Eight Thousand Two
Hundred Sixty-Four and 73/100 (\$188,264.73)-----Dollars
to it paid by COLLEGE PROPERTIES, INC.

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and
released, and by these presents do grant, bargain, sell and release unto the said COLLEGE PROPERTIES,
INC., its successors and assigns forever,

ALL that certain piece, parcel or tract of land situate, lying and being in
the State of South Carolina, County of Greenville, containing 14.89 acres, as
shown on a plat entitled "Shadow Creek, Topographic & Boundary Survey", dated
November 5, 1981, revised December 11, 1981, December 24, 1981, and July 30,
1982, prepared by Arbor Engineering, Inc., and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Pelham Road, at its intersection
with Birnam Court, and running thence S. 5-56 E. 1,160.65 feet to an iron pin
on the bank of Rocky Creek; and running thence with Rocky Creek as the
property line, the traverse lines of which are N. 58-47 W. 269.42 feet to an
iron pin on the bank of Rocky Creek; thence N. 46-38 W. 116.78 feet to a bank
on Rocky Creek; thence N. 50-10 W. 123.43 feet to an iron pin on the bank of
Rocky Creek; thence S. 74-54 W. 61.45 feet to an iron pin on the bank of
Rocky Creek; thence S. 88-35 W. 102.23 feet to an iron pin on the bank of
Rocky Creek; running thence S. 82-53 W. 68.05 feet to an iron pin on the bank
of Rocky Creek; running thence S. 20-36 W. 147.52 feet to a point in the
center of Rocky Creek, an iron pin being located 15 feet from said point; and
running thence N. 9-55 W. 883.87 feet to a nail and cap in the center of
Pelham Road; running thence with the center of Pelham Road N. 81-45 E. 738.73
feet to the point of beginning. 15 (200) 540-1-1-7&8

The above described property is the identical property conveyed to the
Grantor herein by Manning W. Jones and Lois O. Jones by deed dated January
28, 1981, recorded January 29, 1981, in the R.M.C. Office for Greenville
County in Deed Book 1141 at Page 693 and property conveyed to the Grantor
herein by Russell M. Poore and Ann J. Poore by deed dated January 28, 1981,
recorded January 29, 1981, in said R.M.C. Office in Deed Book 1141 at Page
695.

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easement that may appear of record, on the recorded plat(s), or
on the premises.

ALSO, all the right title and interest of the Grantor in and to that certain
easement for a sewer line granted by Lina Allen Hawkins over and across the
following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, as is more fully shown on a
property survey for John A. Bolen, Inc., Proposed Sewer Easement for Shadow
Woods, prepared by Arbor Engineering, dated March 16, and having, according
to said plat, the following metes and bounds, to-wit:

To find the TRUE POINT OF BEGINNING, commence at an iron pin at the joint
corner of Pelham Woods Subdivision, Section II, and property now or formerly
entitled Shadow Woods, and running thence with the line of property now or
formerly of Shadow Woods N. 58-47 W. 269.42 feet to an iron pin, which iron

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