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TITLE TO REAL ESTATE--Prepared by WILLIAM F. BARNES, Greenville, S. C.

RECORDING FEE PAID \$ 175

STATE OF SOUTH CAROLINA }  
COUNTY OF }

KNOW ALL MEN BY THESE PRESENTS, that CARRIAGE HOUSE GREENVILLE VENTURE, a partnership  
~~XXXXXX~~ in consideration of One and no/100 Dollars  
(\$1.00) and assumption of mortgages  
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto THE ERVIN COMPANY, a Delaware corporation

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the south side of Pelham Road, containing 10.5 acres, more or less, as shown on survey for Ervin Industries, Inc., prepared by Neal R. Phillips, Surveyor, dated July 25, 1969, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at iron pin at intersection of Butler Springs Road and Pelham Road and running thence S. 14-22 W. 752.2 feet to IPS in ditch; thence N. 80-00 W. 724.7 feet to iron pin; thence N. 35-49 E. 983.9 feet to iron pin; thence S. 59-00 E. 378.8 feet to the point of beginning.

Being that same property conveyed to Carriage House Greenville Venture by The Ervin Company by deed dated December 31, 1971 and recorded in Book 910 at page 162 in the Register of Mesne Conveyance for Greenville County, South Carolina.

Included in this conveyance are the appliances and equipment installed or to be installed in the apartment units located upon the property, including without limitations, ranges, refrigerators, dishwashers, and garbage disposals.

There is excepted from the warranties hereinbelow set out the following:

- (1) lien of that certain Real Estate Mortgage to Cameron Brown Investment Group dated December 29, 1969, in the original principal sum of \$1,475,000.00 and recorded in Mortgage Volume Book 1145 at page 139 in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, the balance of which the said party of the second part hereby assumes and agrees to pay; and (2) easements, rights of way, restrictions and other matters of record on or affecting said property, (3) lien of that certain Real Estate Mortgage to The Ervin Company dated December 31, 1970, and recorded in Mortgage Volume 1182 at page 607 in said office of the Register, to which grantee takes subject.

It is understood and agreed that the conveyance hereof shall not operate as a merger of the fee and the mortgage to grantee recorded in Mortgage Volume 1182 at page 607 of said Office of the Register, and this conveyance shall be subject to the lien of said mortgage.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the matters and exceptions hereinabove set out.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 13th day of July 1971.  
Signed page attached, which is specifically made a part of this deed  
SIGNED, sealed and delivered in the presence of: (SEAL)

A Corporation  
By: \_\_\_\_\_  
President  
Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_(SEAL)  
Notary Public for South Carolina. (Continued on Next Page)

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

279-2-617  
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