

GRANTEE'S MAILING ADDRESS: 611 N. Academy Street
Greenville, SC 29601

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } JUN 15 1983

v. 1100-200

KNOW ALL MEN BY THESE PRESENTS, that Academy Rental Company, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Ten and No/100----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Graystone II Homeowners Association, Inc., its successors and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, lying southeast of Stallings Road, located on both sides of a private street known as Graystone Way being shown as Phase II on a plat entitled "Graystone II, a Planned Unit Development" according to plat thereof prepared by Arbor Engineering dated June 6, 1983 being recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 88 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of the Phase I and Phase II property and running thence with the joint line of said lots N. 46-49 E. 255.57 feet to an iron pin; thence S. 28-29 E. 108.5 feet to an iron pin; thence S. 4-07 E. 137.65 feet to an iron pin; thence S. 55-19 W. 110.85 feet to an iron pin in the line of Pinehaven Acres Subdivision; thence with the line of said property N. 52-23 W. 198 feet to the point of beginning. TOGETHER WITH an Easement Appurtenant which shall be a covenant running with the land, over Graystone Way (a private road) from Stallings Road to the above described property. Said easement of ingress and egress from Graystone II, Phase II, to Stallings Road is a non-exclusive easement and is subject to the rights of adjoining property owners to also use Graystone Way for ingress and egress.

LESS, HOWEVER, Lots 18 through 24 inclusive as shown on the above mentioned plat, which lots are specifically reserved by Declarant.

DERIVATION: The above described Phase II is the same property conveyed to Academy Rental Company, Inc. by Pebblepart, Ltd., a S.C. Limited Partnership by deed dated the 30th day of September, 1981 being recorded in the RMC Office for Greenville County in Deed Book 1156 at Page 460.

12(276) Pt. To: P23.1-1-48.1
OUT OF: P23.1-1-48

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.

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 4th day of June 1983

ACADEMY RENTAL COMPANY, INC. (SEAL)

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures]

A Corporation,
By: *[Signature]*
President
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 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 4th day of June 1983

[Signature] (SEAL)

[Signature]

Notary Public for South Carolina.
MY COMMISSION EXPIRES:

RECORDED THIS JUN 15 1983 day of 19, at 9:10 A. M., No. 33929

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