

BX 6251 H. B.  
D. 12/16/82  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1073-383

KNOW ALL MEN BY THESE PRESENTS, that College Properties, 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 ----- (\$7,500.00) ----- Seven thousand five hundred and assumption of mortgage as set forth below 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 Dee Smith Company, Inc., its successors and assigns forever:

All the Grantors right, title and interest in and to the following described property:

ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lots 4, 6, 7, 10, 28, 30, 31, 32, 34, 35, 38, and 40 of a Subdivision known as Carter's Grove as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 4R, at Page 99, and having such metes and bounds as appears thereon. This being the same property conveyed to Grantor by deed of Allene Cobb Springfield rec. 6-11-74 in Deed Book 1001 at Page 110 and by deed of Richard G. Coker rec. 1-6-74 in Deed Book 1001 at Page 103 and by deed of Louise C. Smith dated 1-6-74 and rec. in Deed Book 1001 at Page 106.

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

As part of the consideration for said conveyance grantee assumes and agrees to pay the balance due on a note and mortgage conveyed by College Properties, Inc. dated June 11, 1974 in the original sum of \$266,000.00 recorded in Mortgage Book 1313 at Page 463. The balance due on said loan as of said date amounts to the sum of \$ 70,000.00.

The within conveyance is intended to convey the entire interest of the Grantor to the Grantee of the lots it owns in Carter's Grove Subdivision. The Grantor and Grantee have heretofore operated a joint venture known as Carter's Grove Associates and said parties are forthwith liquidating said joint venture with the intention that Grantee have the above mentioned lots free and clear of Grantor's interest including its interest as a joint venturor.

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 7th day of February 1978

SIGNED, sealed and delivered in the presence of:

Melba H. Reid  
Emily P. Bridges

COLLEGE PROPERTIES, INC.

(SEAL)

A Corporation  
By: J. Ray Davis

President

Secretary W. R. Casutt

STATE OF SOUTH CAROLINA  
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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 7th day of February 1978

Emily P. Bridges (SEAL)  
Notary Public for South Carolina. 8-15-1982  
MY COMMISSION EXPIRES:

RECORDED this 8th day of FEB 8 1978 at 3:39 P. M. No. 22874

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