

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

For True Consideration See Affidavit  
Book 40 Page 726

KNOW ALL MEN BY THESE PRESENTS, that EFFIE LLOYD ALLEN BEATTIE-----

*William R. Martin  
19 West Bayou  
Greenville, S.C.*

in consideration of Ten and No/100 (\$10.00) and other valuable consideration----- Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto WILLIAM R. MARTIN, JAMES B. ADAMS, EYL R. MARTIN and GEORGE O. SHORT, JR., their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Tract 3 of the property of Courtland Apartments, Inc., as shown on a plat thereof by Piedmont Engineering Service, March 1, 1963, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at Page 109 and having according to a more recent plat entitled "Property of William R. Martin, James B. Adams, Eyl R. Martin, George O. Short, Jr.", dated December, 1978, prepared by Dalton & Neves Company, Engineers and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6V at Page 37, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of East Faris Road said pin being 210 feet in an Easterly direction from the intersection of East Faris Road and Longview Terrace and running thence with the Southeasterly side of East Faris Road N. 64-32 E., 36.2 feet to an iron pin; thence N. 84-15 E., 47 feet to an iron pin at the intersection of East Faris Road and South Faris Circle (East Faris Road Extension); thence with the Southerly side of South Faris Circle (East Faris Road Extension) S. 75-18 E., 68 feet to an iron pin; thence S. 67-41 E., 240.1 feet to an iron pin; thence S. 60-37 E., 80 feet to an iron pin; thence S. 56-38 E., 80 feet to an iron pin; thence S. 50-25 E., 11.3 feet to an iron pin joint corner of property of Grantor and property nor or formerly owned by Patewood Corporation; thence with common line of Grantor and Patewood Corporation S. 32-56 W., 160.4 feet to an iron pin; thence turning and running N. 66-11 W., 373.5 feet to an iron pin; thence N. 27-17 W., 182.8 feet to an iron pin on the Southeasterly side of East Faris Road, the point and place of beginning.

-500-98-2-3.2

Together with all the furnishings and fixtures owned by the Grantor in the apartments situate on the above described property.

Together with an easement over the 20-foot surface treated drive shown on said plat and on Plat YY at Page 109 across the entirety of said Tract 3, and together with all easements or water lines, roads, and other utilities across Tract 3 to the extent the same are now in existence for the use and benefit of the portion of Tract 3 herein conveyed.

This conveyance is subject to the easement of said 20-foot drive for the benefit of the remainder of Tract 3 and all easements, roads, water lines and rights-of-way which may be in the manner for the use and benefit of the rest of Tract 3. This conveyance is further subject to the rights of the public in the paved Street South Faris Circle (East Faris Road Extension) shown on said plat.

Also an undivided 27.776% interest in and to the tract designated as Tract No. 2 on plat of property entitled "Courtland Apartments, Inc." made by Piedmont Engineering Service, March 1, 1963, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book YY at Page 109 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of East Faris Road, at the corner of Tract 3, and running thence with Tract 3, S. 68-08 E., 228.1 feet to an iron pin; thence still with Tract 3, S. 64-49 E., 104.2 feet to an iron pin; thence still with Tract 3, S. 55-52 E., 140.1 feet to an iron pin; thence still with Tract 3, S. 50-27 E., 357.3 feet to an iron pin; thence still with Tract 3, S. 47-56 E., 171.0 feet to an iron pin; thence still with Tract 3, S. 88-45 E., 7.5 feet to an iron pin, at the line of Tract 1; thence with Tract 1, N. 2-29 W., 8.9 feet to an iron pin; thence still with Tract 1, N. 43-30 W., 370.6 feet to an iron pin; thence still with Tract 1, N. 43-41 W., 57.4 feet to an iron pin; thence still with Tract 1 N. 51-32 W., 37.9 feet to an iron pin; thence still with Tract 1, N. 53-17 W., 479.8 feet to an iron pin on the Southeastern side of East Faris Road; thence with the Southeastern side of East Faris Road S. 56-55 W., 146.2 feet to the beginning corner.

-500-98-1-1.2

The interest conveyed in Tract 2 above is subject to an easement appurtenant to Tract 1 conveyed to Lila E. Earle and others and to an easement appurtenant to the remaining portion of Tract 3 conveyed to Patewood Corporation, which easements contain provisions identical to those in the easement described below.

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