

Grantee's Mailing Address: 301 College Street, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

250 192
1171-08

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 ten (\$10.00)

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 Park Row Homeowners Association, Inc., its successors and assigns
forever:

All those certain pieces, parcels or lots of land situate, lying and
being in the State of South Carolina, within the corporate limits of the
County of Greenville, lying on the northern side of Park Avenue at its
intersection with the western side of Bennett Street being shown and
designated as Lots Nos. 25 and 26 on the plat of property of W. C.
Cleveland, prepared by R. E. Dalton, Surveyor, dated March 19, 1910,
recorded in the RMC Office for Greenville County in Plat Book B at Page 11,
and having according to a more recent plat entitled "Park Row, a Planned
United Development", prepared by Arbor Engineering, Inc. being recorded in
the RMC Office for Greenville County in Plat Book 8-P Page 96, the following
metes and bounds, to-wit: 26(500) 36-2-46

BEGINNING at an iron pin at the intersection of Park Avenue and Bennett
Street and running thence with the western side of Bennett Street, N. 17-01
E. 95 feet to an iron pin; thence continuing with said street N. 11-32 E.
82.49 feet to an iron pin on the southern side of a public alley; thence
with said alley N. 63-09 W. 107.62 feet to an iron pin; thence S. 26-59 W.
172.40 feet to an iron pin on the northern side of Park Avenue; thence with
Park Avenue S. 62-52 E. 146.03 feet to an iron pin at the point of Beginning.
Said property is the same conveyed to College Properties, Inc. by deed of
Greenville Educators Federal Credit Union recorded in the RMC Office for
Greenville County in Deed Book 1158 at Page 382.

LESS, HOWEVER, all of the lettered lots shown on said plat which
lettered lots are A through H, inclusive, the title to which lettered lots
is hereby reserved by Grantor, it being the intention of the Grantor to
convey to the Grantee the common area of Park Row PUD.

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 30th day of July 19 82 COLLEGE PROPERTIES, INC.

SIGNED, sealed and delivered in the presence of: (SEAL)
A Corporation
By: Clifford L. Richard
President
Secretary

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 30th day of July 19 82
Burt B. Boyman (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES:

RECORDED this 30th day of July 19 82 at 5:02 P.M. M. No. 2175

