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STATE OF SOUTH CAROLINA)
)   DEED TO REAL ESTATE

COUNTY OF GREENVILLE)

      KNOW ALL MEN BY THESE PRESENTS, That HAMPTON ARMS APARTMENTS, a South Carolina general partnership, also known as Hampton Arms, a partnership (hereinafter called "Grantor"), in consideration of One Million Seven Hundred Ten Thousand Five Hundred Seventy-two and 70/100 ($1,710,572.70) Dollars, to the Grantor in hand paid and secured to be paid at and before the sealing of these presents by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto DAIN CAROLINA PARTNERS, A LIMITED PARTNERSHIP, with a mailing address of 1820 Dain Tower, Minneapolis, Minnesota 55402, its successors and assigns, hereinafter called "Grantee", the premises described on Exhibit "A" attached hereto and hereby made a part hereof.

      This conveyance is made subject to mortgages, easements, conditions, restrictions and covenants, if any, described on Exhibit "B" attached hereto and hereby made a part hereof. _12 - 271 - PIS, 7-2-53

      TOGETHER with all and singular the rights, privileges, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the Grantee and the Grantee's successors and assigns, forever.

      And the Grantor does hereby bind the Grantor and the Grantor's successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against acts of the Grantor and the Grantor's successors and against the acts of anyone through or under Grantor, except as set forth on Exhibit "B" hereto, but not otherwise.

      WITNESS the Grantor's hand and seal this 15th day of September, 1983.

Signed, Sealed and Delivered
in the Presence of: HAMPTON ARMS APARTMENTS
                                          (SEAL)

Elizabeth H. Olson

William H. Clarkson

By: _____
      Milton J. Womack

By: _____
      Charles H. Norton

      Its General Partners