

Grantee's mailing address: 301 College Street, Greenville, S. C.  
STATE OF SOUTH CAROLINA } GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE }

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APR 20 12 05 PM '78

SONNIE S. TANKERSLEY

KNOW ALL MEN BY THESE PRESENTS, that College Properties, Incorporated  
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 Canebrake Homes Association, Inc., its successors and assigns:

ALL that piece, parcel or tract of land situate, lying and being in the State of South  
Carolina, County of Greenville being generally shown as the area entitled "Reserved for  
Recreation", together with the approximate southern half of "lake" as shown on plat of  
subdivision entitled Canebrake I as recorded in the RMC Office for Greenville County, S. C.  
in Plat Book 5P at Page 28 and having according to a plat entitled "proposed recreational  
area for Canebrake Subdivision" dated September 11, 1975 as prepared by Enwright Associates,  
Inc. the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Saratoga Drive at the southeastern  
front corner of Lot 37 and running thence with the line of Lot 37 N. 36-00 E. 118.68 feet  
to an iron pin; thence continuing with said line until it reaches the high water contour  
of lake; thence with the high water contour of lake as the property line, in a northwesterly  
direction, the traverse lines along the rear of lots 37 down through 31 being as follows:  
N. 45-19-25 W. 109.54 feet, N. 52-19-25 W. 95.31 feet, N. 37-34-25 W. 93.66 feet, N. 63-13-55 W.  
79.47 feet; N. 33-06-25 W. 57.18 feet, N. 68-37 55 W. 103.87 feet and N. 27-03 W. 104.63  
feet (at the end of lake where the high water contour line ends it is intended that the  
property line be the center of the creek that feeds into the lake); thence with the center  
of creek at the rear of Lot 31 following the meanders thereof in a southeasterly direction  
as it feeds into the lake; thence continuing with the run of the old creek as the property  
line which is the approximate center of lake, following the meanders thereof in a southeasterly  
direction 890 feet, more or less, to a dam; thence continuing with the center of creek as the  
line in a southeasterly direction 200 feet, more or less, to a point, the traverse line of which  
being S. 63-31-23 E. 163.69 feet; thence S. 29-00 W. 51 feet, more or less to a point;  
thence N. 61-00 W. 60.8 feet to a point; thence S. 29-00 W. 39.7 feet to a point; thence  
N. 61-00 W. 31.7 feet to a point; thence S. 29-00 W. 165 feet to a point on the right of way  
of Saratoga Drive; thence with said drive, the following courses and distances:  
N. 61-00 W. 280.38 feet, N. 64-30 W. 105.67 feet, N. 59-15 W. 128.00 feet and N. 54-00 W.  
31.61 feet to the beginning corner. This being a portion of the same property conveyed to the  
Grantor by deed of J. A. Bolen as Trustee for James W. Vaughn and J. A. Bolen and College Property  
Inc. trading as Batesville Property Associates, a joint venture recorded Feb. 24, 1978 in Deed  
Book 1074 at Page 161.

-195-534.4-1-132

Each and every lot owner in Phase One of Canebrake Subdivision is hereby granted an  
easement for the use and enjoyment of the above described common area. This shall be considered  
an appurtenance to the title of every lot in Phase One of Canebrake Subdivision and shall  
be considered a covenant running with the land. Grantor reserves the right to convey the same  
easement to lot owners in additional phases of Canebrake Subdivision to be developed in the  
future.

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 12<sup>th</sup> day of April 1978

COLLEGE PROPERTIES, INCORPORATED

SIGNED, sealed and delivered in the presence of:

(SEAL)

APR 20 1978  
Sonnie S. Tankersley  
Melba D. Kidd

A Corporation  
By: Ray Davis  
President  
Ned R. Arnold  
Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

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 12<sup>th</sup> day of April 1978.

Melba D. Kidd (SEAL)

Sonnie S. Tankersley

Notary Public for South Carolina.  
MY COMMISSION EXPIRES: 2-9-88.

RECORDED this day of APR 20 1978 at 12:05 P. M. No. 30997

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