

Grantee's Address:
TITLE TO REAL ESTATE BY A CORPORATION S. C. S. C.

4500 Augusta Road
Greenville, S. C. 29605

STATE OF SOUTH CAROLINA } JUL 15 10 4 PH '79
COUNTY OF GREENVILLE } DENNIS AMERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ROYAL VENTURE, 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 (\$243,392.22) Dollars,
Two hundred forty-three thousand three hundred ninety-two and 22/100
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto JAYANTI P. PATEL, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon,
or hereafter to be constructed thereon, situate, lying and being in the
State of South Carolina, County of Greenville, and according to a plat of
the property of Royal Venture Incorporated, dated February 6, 1973, prepared
by Jones Engineering Service, having the following metes and bounds, to-wit:

BEGINNING on the edge of the right of way of a frontage road and running
thence along the common line of this property and property of the State
of South Carolina, S 7-55 E 378.3 feet to an iron pin; thence N 60-22 W
60.7 feet to an iron pin, thence turning and running, S 15-35 W 156 feet
to a point in the center of Brushy Creek; thence with the center of said
creek, S 88-12 W 95.9 feet to a point in the center of said creek; thence
continuing along said creek, N 84-45 W 148.2 feet to an iron pin in the
center of said creek; thence turning and running N 7-55 W 440.4 feet to
an iron pin on the southern side of the right of way of a frontage road
near U. S. Highway I-85 and running thence with said frontage road,
N 82-05 E 350 feet to the point of beginning. -159-368-1-4
-14915 -371-1-31

This conveyance is subject to all easements, rights of way, restrictions
or agreements affecting the property that may appear of record.

This conveyance is expressly subject to mortgage of Royal Venture
Incorporated to First Federal Savings & Loan Association, dated February 16,
1973, and recorded February 16, 1973 in the RMC Office for Greenville County,
South Carolina in Mortgage Book 1267 at Page 151. As a part of the consi-
deration hereof, Grantee assumes and agrees to pay such Mortgage and the
Note secured thereby.

This is a portion of the same property conveyed to Grantor by deed of Walter
Brashier and W. Glenn Hawkins, dated February 15, 1973 and recorded February
16, 1973 in the RMC Office for Greenville County, South Carolina in Deed
Book 967 at Page 431.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
JUL 19 1979

GREENVILLE COUNTY
DOCUMENTARY TAX
JUL 19 1979
267.85

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)' 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)' 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 6th day of July 1979. ROYAL VENTURE, INCORPORATED (SEAL)
SIGNED, sealed and delivered in the presence of:

W. C. ...
K. L. ...
By: James Manley
Vice President
Secretary C. T. Wyche

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 its 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 6th day of July 19 79. W. C. ... (SEAL) K. L. ...

Notary Public for South Carolina.
My commission expires: 9/29/81

RECORDED this JUL 19 1979 day of at M. No. 2150
at 1:04 P.M. 368-1-4 or 371-1-31

4328 RV-2