

TITLE TO REAL ESTATE-Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1979  
WILEY

KNOW ALL MEN BY THESE PRESENTS, that We, WESTMINSTER COMPANY, INC.,

in consideration of ONE HUNDRED SIX THOUSAND, ONE HUNDRED AND NO/100 (\$106,100.00)----- 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 MILLER OAKS VILLAGE, A LIMITED PARTNERSHIP, its successors and assigns,

All that piece, parcel or tract of land situate, lying and being in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Tract "B" containing 8.49 acres as shown on plat entitled "Property of W. R. Austin" prepared by Heaner Engr. Co., Inc. dated May 9, 1979 and revised June 27, 1979, recorded in Plat Book 7-G at Page 21 in the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit: M 2.1-2-1.2

Beginning at a new iron pin on the western side of Miller Road, the joint corner of Tracts "A" and "3", and running thence with Miller Road S. 6-35 W. 50.24 feet to a new iron pin, the joint corner of Tracts "B" and "C"; thence running with the joint line of said tracts, N. 88-58 W. 253.00 feet to a new iron pin; thence S. 0-0 E. 112.68 feet to a new iron pin; thence N. 90-00 W. 252.20 feet to a new iron pin; thence S. 37-32 W. 270.39 feet to a new iron pin; thence N. 52-28 W. 368.41 feet to a new iron pin in a branch; thence with the centerline of the branch as the line, N. 34-00 E. 283.41 feet to an old iron pin; thence leaving said branch and running with the line of property now or formerly of Watson Green, N. 20-09 W. 413.29 feet to an old iron pin in line of property now or formerly of Annie S. Fowler; thence running with the line of said property, S. 53-43 E. 244.21 feet to an old iron pin; thence N. 34-30 E. 180.00 feet to a new iron pin in line of property now or formerly of Lily S. Blakely; thence continuing with the line of said property, S. 50-57 E. 503.80 feet to an old iron pin, the joint corner of Tracts "A" and "B"; thence continuing with the joint line of said tracts, S. 6-35 W. 157.60 feet to a new iron pin; thence S. 88-58 E. 279.71 feet to a new iron pin on the western side of Miller Road, the point of beginning.

This is a portion of the same property conveyed to the grantor herein by Wiley & Associates, A Partnership, by deed dated June 23, 1979 and recorded June 28, 1979 in deed volume 1105 at page 677 in the RMC Office for Greenville County, S. C. and is conveyed subject to any restrictions, rights of way, easements and/or zoning ordinances that may appear of record, on any plat(s) or on the premises.

GRANTEE'S ADDRESS: c/o Westminster Company, 405 Parkway, PO Box 13197, Greensboro, NC 27405

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 16 day of October, 1979

SIGNED, sealed and delivered in the presence of:

BY: Howard W. Covington, Jr. (SEAL)  
Vice President (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 16 day of October, 1979.

Notary Public for South Carolina (SEAL) David H. Wilkins  
My commission expires: 1/30/84

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER GRANTOR: A CORPORATION

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

Notary Public  
My commission:  
RECORDED

GREENVILLE COUNTY

COUNTY TAX 11715

0693

12820

Recorded Oct. 16, 1979 at 3:15 P.M.

4328 RV-2