

TITLE TO REAL ESTATE - Prepared by MAULDIN, ALLISON & WILLIAMS

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Phoenix Square, a Limited Partnership

in consideration of Eighty-Three Thousand Eight Hundred Forty-Four and 66/100 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

Heritage Associates, a Limited Partnership, its successors and assigns forever:

ALL that lot of land situate in the City of Greenville, Greenville County, South Carolina, located near the intersection of Broad Street and Fall Street and having the following metes and bounds, to wit:

BEGINNING at a point on Broad Street 50 feet from the corner of Broad Street and Fall Street and running thence S. 70 E. 50 feet, more or less; thence N. 19 E. 75 feet; thence N. 70 W. 50 feet, more or less; thence S. 19 W. 75 feet to the point of BEGINNING, being the same lot conveyed to E. W. Biggs and M. W. Patton by deed recorded in Deed Book 53, at Page 68.

26(500) 59-6-6

Also, all that lot or tract of land in the City of Greenville, Greenville County, South Carolina, adjoining the above-described tract and lying at the intersection of Broad Street and Fall Street and having the following metes and bounds, to wit:

BEGINNING at the corner of Broad Street and Fall Street and running thence with Broad Street 50 feet to the corner of the above-described lot (formerly Lidie Boling Lot); thence in a northerly direction with the line of the above-described lot 70 feet to property formerly owned by Cooksey; thence in a westerly direction with the Cooksey line 50 feet to Fall Street; thence with Fall Street in a southerly direction 70 feet to the corner of BEGINNING, being the same property conveyed to E. W. Biggs and W. M. Patton by deed recorded in Deed Book 53, at Page 67.

(SEE CONTINUATION)

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 10 day of May, 1983

SIGNED, sealed and delivered in the presence of:

PHOENIX SQUARE, A LIMITED PARTNERSHIP (SEAL)

James M. Allison
Robert H. Gray

BY: *Herbert D. Smith* (SEAL)

General Partner (SEAL)

(SEAL)

(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.

SEWERS to before me this 10 day of May 1983
Robert H. Gray (SEAL)

James M. Allison

Notary Public for South Carolina
My commission expires 10-15-89

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER NOT NECESSARY

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 10 day of

(SEAL)
Notary Public for South Carolina

My commission expires

(CONTINUED ON NEXT PAGE)

RECORDED this day of 19 at M., No.

0042

4328-1121