

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1200 PAGE 700

GRANTEE'S ADDRESS: 301 College Street, Greenville, SC 29601

KNOW ALL MEN BY THESE PRESENTS, that COLLEGE PROPERTIES, INC.

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----- (\$10.00)----- 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 1200 Pelham Homeowners Association, Inc., its successors and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Pelham Road being known and designated as 1200 Pelham Subdivision, Phase II Section I as shown on plat thereof prepared by Arbor Engineering, Inc. dated February 2, 1984 being recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 87 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Pelham Road at its intersection with a private road serving as an entrance way to the Phase I property (and being the northwestern corner of the within described property) and running thence with the center of Pelham Road N. 81-45 E. 393.28 feet to a point; thence continuing with the center of Pelham Road N. 81-45 E. 144.65 feet to an iron pin; thence S. 5-56 E. 222.77 feet to an iron pin; thence continuing S. 5-56 E. 164.49 feet to an iron pin; thence continuing S. 5-56 E. 347.03 feet to an iron pin at the corner of Phase I Section I property; thence N. 61-10 W. 225.02 feet to a point; thence S. 70-08 W. 86.19 feet to an iron pin; thence N. 41-49 W. 140.16 feet to an iron pin; thence N. 26-42 W. 344.40 feet to an iron pin; thence S. 78-25 W. 112.82 feet to a point in the center of a private road; thence N. 8-40 E. 50.50 feet to a point; thence S. 66-33 E. 7.24 feet to a point; thence N. 16-33 E. 77.91 feet to a point; thence N. 7-11 W. 63.21 feet to a point in the center of Pelham Road, the point of Beginning. LESS, HOWEVER, Lots 33 through 38, Lots 43 through 48, and Lots 53 and 54 as shown on the above mentioned plat and also LESS those two shaded tracts as shown on the above-mentioned plat with the notation "Reserved for Future Development".

CONTINUED ON REVERSE SIDE

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OUT OF 540.25-1-56

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 21st day of February 1984

SIGNED, sealed and delivered in the presence of:

COLLEGE PROPERTIES, INC. (SEAL)

A Corporation

By: [Signature]
VICE ASSISTANT VICE PRESIDENT

Secretary

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, 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 21st day of February 19 84

[Signature] (SEAL)
Notary Public for South Carolina
MY COMMISSION EXPIRES: 8-16-87

[Signature]

RECORDED this _____ day of _____ 19____ at _____ PM., No. _____

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