

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

602 Asheton Way, Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that ASHETON, a South Carolina General Partnership

in consideration of One (\$1.00) and Gift of Property ----- 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 ASHETON HOMEOWNERS ASSOCIATION, INC., a South Carolina eleemosynary corporation, its successors and assigns:

ALL that piece, parcel or tract of land containing 1.052 acres, more or less, situate, lying and being on the southern side of Asheton Way, in Greenville County, South Carolina, being shown on a survey for ASHETON, INC., made by Piedmont Engineers, Architects, and Planners, dated March 10, 1983, revised, December 20, 1983, and having, according to said plat, the following metes and bounds, to-wit: 539.3 - 1 - 23.1

-16-207-OUT OF 539.3-1-23

BEGINNING at an iron pin on the southern side of Asheton Way, at the corner of property now or formerly owned by the Maxwell Estate (said iron pin being located N. 46-00-45 E., 24.34 feet and S. 74-11-15 E., 461.51 feet from the southeastern corner of the intersection of the right-of-way of Asheton Way with the right-of-way of South Carolina Highway No. 14) and running thence along the southern side of Asheton Way, S. 72-46 E., 104.65 feet to a point; thence continuing along the southern side of Asheton Way, S. 74-11-15 E., 60 feet to a point; thence S. 12-39-13 W., 273 feet to an iron pin; thence N. 77-55 W., 164.23 feet to an iron pin on the line of property now or formerly owned by the Maxwell Estate; thence along the line of said property, N. 12-39-13 E., 286.30 feet to an iron pin, the point of beginning.

The above described property is a portion of the same conveyed to Asheton, a General Partnership, by deed of Asheton, Inc., dated October 1, 1981, recorded on October 22, 1981 in the RMC Office for Greenville County, S. C., in Deed Book 1157, page 161, and re-recorded on December 28, 1981 in Deed Book 1160, page 31, and is hereby conveyed subject to rights of way, easements, and to public roadways as shown by instruments of public record and actually on the ground affecting said property.

The above described property shall be used by the Grantee for the purposes of the ownership and operation of recreational and beautified areas for (OVER)

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 assigns against the grantor(s) and the grantor'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 day of May 19 84

Signed, sealed and delivered in the presence of:

Constance H. McBride ASHETON, A SOUTH CAROLINA GENERAL PARTNERSHIP (SEAL)

John M. Dillard BY: Marcus H. Stewart (SEAL)
Marcus H. Stewart, Managing Partner

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE

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 day of May 19 84

Constance H. McBride (SEAL)

John M. Dillard

Notary Public for South Carolina
My commission expires: 5/20/93

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER UNNECESSARY - PARTNERSHIP
COUNTY OF GREENVILLE

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

day of 19

(SEAL)

Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.