

Grantee's address: 311 Pettigru Street, Greenville, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

VOL 1218 PAGE 853

KNOW ALL MEN BY THESE PRESENTS, that W. Tully Johnson, 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

Two Hundred Twenty-Five Thousand and no/100-----(\$225,000.00)----- 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 Toy Street Development Company, a Limited Partnership, its successors and assigns forever:

ALL that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being located on the eastern side of Toy Street as shown on a plat entitled "Property Survey for College Properties, Inc." dated January 2, 1982, prepared by Arbor Engineering, and recorded in Plat Book 8-V at Page 63 in the RMC Office for Greenville County, South Carolina, containing 1.53 acres more or less, and having according to said plat the following metes and bounds, to-wit:

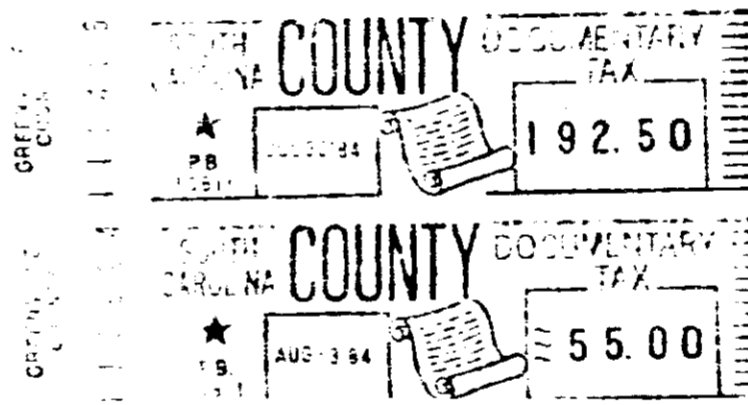
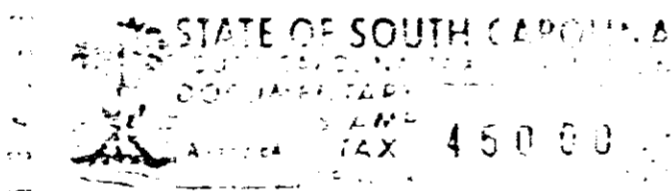
BEGINNING at an iron pin on the eastern side of Toy Street, approximately 161 feet south of the centerline of Pettigru Street, and running thence N. 76-54 E. 250.55 feet to an iron pin; thence S. 14-59 E. 249.33 feet to an iron pin; thence S. 69-31 W. 251.47 feet to an iron pin on the eastern side of Toy Street; thence along the eastern side of Toy Street N. 15-00 W. 281.67 feet to the point of beginning.

Together with all of Grantor's right, title and interest in and to the alley located south of the above described property and being more fully shown on the City Tax Maps at Sheet 45, Block 1.

- 23 - 500 - 45 - 1 - 7

This is the same property conveyed to the Grantor herein by deed of College Properties, Inc. dated March 31, 1983 and recorded in the RMC Office for Greenville County on March 31, 1983 in Deed Book 1185 at Page 342.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear or record, on the recorded plat (s), or on the premises.



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 1st day of August 19 84

SIGNED, sealed and delivered in the presence of:

W. Lindsay Smith
Judy Evans

W. Tully Johnson, Inc. (SEAL)
A Corporation
By: W. Tully Johnson
President
Judy Evans
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 1st day of August 19 84

W. Lindsay Smith (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 8-31-87

Judy Evans

RECORDED this 3rd day of August 19 84 at 2:19 P/ M., No. 1218-853

RECORDED

1218-853