

TITLE TO REAL ESTATE—Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

MAR 8 3 59 PM '71

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C.

Book 33 Page 179

KNOW ALL MEN BY THESE PRESENTS, that The Ervin Company
A Corporation chartered under the laws of the State of Delaware and having a principal place of business at
Charlotte, State of North Carolina, in consideration of One and
no/100-----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 Carriage House Greenville Venture, its successors and assigns, all that
certain tract of land, situate, lying and being in Greenville County, State of South
Carolina and more particularly described as follows:

All that certain piece, parcel or lot of land in Greenville County, State of South
Carolina, on the south side of Pelham Road, containing 10.5 acres, more or less,
as shown on survey for Ervin Industries, Inc., prepared by Neal R. Phillips,
Surveyor, dated July 25, 1969, and having, according to said plat, the following
metes and bounds, to-wit:

BEGINNING at iron pin at intersection of Butler Springs Road and Pelham Road
and running thence S. 14-22 W. 752.2 feet to IPS in ditch; thence N. 80-00 W.
724.7 feet to iron pin; thence N. 35-49 E. 983.9 feet to iron pin; thence S.
59-00 E. 378.8 feet to the point of beginning.

Being that same property conveyed to The Ervin Company by Ruth H. Hodgens,
formerly Ruth M. Vaughn, et al, by deed dated October 20, 1969, and recorded
in Book 878 at page 6 in the Register of Mesne Conveyance for Greenville County,
South Carolina.

Included in this conveyance are the appliances and equipment installed or to be
installed in the apartment units located upon the property, including without
limitations, ranges, refrigerators, dishwashers, and garbage disposals.

There is excepted from the warranties hereinbelow set out the following:

(1) lien of that certain Real Estate Mortgage to Cameron Brown Investment Group
dated December 29, 1969, in the original principal sum of \$1,475,000.00 and
recorded in Mortgage Volume Book 1145 at page 139 in the Office of the Register
of Mesne Conveyance for Greenville County, South Carolina, the balance of which
the said party of the second part hereby assumes and agrees to pay; and (2) ease-
ments, rights of way, restrictions and other matters of record on or affecting
said property.

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 of to
claim the same or any part thereof, subject to the matters and exceptions hereinabove set out.

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 31st day of December 1971.

SIGNED, sealed and delivered in the presence of:

THE ERVIN COMPANY (SEAL)

A Corporation

By: Michael

SECRETARY Vice President

Womack
SECRETARY Assistant Secretary

STATE OF ~~SOUTH CAROLINA~~ North Carolina
COUNTY OF Mecklenburg

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, 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 31st day of December 1971.

Verta H. Bennett (SEAL)
Notary Public for ~~SOUTH CAROLINA~~ North Carolina

My comm. expires: 5-22-75

RECORDED this 8 day of March 1971 at 3:59 P. M., No. 20698



Greenville Co. 1
Stamps
Paid \$ 469.70
Act No. 380 Sec.

5-2-62-615