

FILED GREENVILLE, S. C. OCT 22 12 12 PM '71

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

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 (\$1.00) and assumption of mortgages

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, a partnership

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 the same property conveyed to Carriage House Greenville Venture by The Ervin Company by deed dated December 31, 1971 and recorded in Book 910 at page 162 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.

This conveyance is made subject to and there is excepted from the warranties hereinbelow set out the following:

- (1) The lien of that certain real estate mortgage to MassMutual Mortgage & Realty Investors, dated July 13, 1971, in the original principal sum of \$1,160,000, recorded in Book 1198 at page 585 in the Office of the Registry of Mesne Conveyances for Greenville County, S.C.
 - (2) easements, rights of way, restrictions and other matters of record on or affecting said property.
 - (3) lien of that certain Real Estate Mortgage to The Ervin Company dated December 31, 1970, and recorded in Mortgage Volume 1182 at page 607 in said office of the Register, to which grantee takes subject.
- It is understood and agreed that the conveyance hereof shall not operate as a merger of the fee and the mortgage to grantee recorded in Mortgage Volume 1182 at page 607 of said Office of the Register, and this conveyance shall be subject to the lien of said mortgage.

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, 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 12th day of August 1971.

SIGNED, sealed and delivered in the presence of:

Lucinda Merritt
Theresa W. Barrett

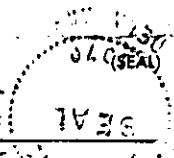
THE ERVIN COMPANY

A Corporation

By:

J. M. ...
Vice President

...
Assistant Secretary



5-2-612-615-

STATE OF ~~SOUTH CAROLINA~~ NORTH CAROLINA
COUNTY OF ~~GREENVILLE~~ NECKLENBURG

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 12th day of August 1971.

Theresa W. Barrett (SEAL)
Notary Public for ~~South Carolina~~ North Carolina

My Commission Expires: May 22, 1975

RECORDED this 22nd day of October 1971 at 12:12 P. M., No. #11666