15-23 AFE FILT

STATE OF SOUTH CAROLINA)

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COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Crown Duke Apartments, a Limited Partnership under the laws of the State of South Carolina and having a principal place of business at Charleston, State of South Carolina, in consideration of One Hundred Seventy-five Thousand and No/100 (\$175,000.00) 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 Crown Duke of Greenville Limited Partnership, its successors and assigns:

ALL that parcel or tract of land situate on the northeastern side of White Horse Road (S. C. Highway No. 250) near the City of Greenville, in Greenville County, South Carolina, shown as a portion of Tract 4 on plat of property of J. H. Ware Estate, recorded in the RMC Office for Greenville County in Plat Book "A", at page 170, and starting at the closest point of the intersection of Manassas Drive and Cherryland Drive and going N. 42-30 W. for a distance of 226' to the point of beginning of all that piece, parcel or tract of land situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina, being an 8.81 acre tract of land as shown on a plat made by Gilbert, Richardson & Associates, Inc., of Greenwood, South Carolina, dated November 16, 1971 and recorded in the Office of the Clerk of Court for Greenville County in Plat Book 4-L at page 187, commencing at a point in the easterly or southeasterly corner of the said tract at the property lines intersection with Manassas Drive R/W, at an iron pin and running thence S. 46-19 W. for a distance of 33.8' to an iron pin, thence S. 57-51 W. for a distance of 328.8' to an iron pin, thence S. 59-06 W. for a distance of 98.6' to an iron pin, thence S. 59-23 W. for a distance of 160.0' to an iron pin, thence S. 59-10 W. for a distance of 74.7' to an iron pin, thence N. 28-26 W. for a distance of 255.0' to an iron pin, thence S. 61-34 W. for a distance of 184.6' to an iron pin located on the right-of-way of S. C. Highway 250, thence N. 27-50 \overline{W} . for a distance of 36.15' to an iron pin located on the right-of-way of S. C. Highway 250, thence N. 30-17 W. for a distance of 13.85 to an iron pin located on the right-of-way, of S. C. Highway 250, thence N. 61-34 E. for a distance of 184.65' to an iron pin, thence N. 28-26 W. for a distance of 230.5' to an iron pin, thence N. 61-59 E. for a distance of 553.13' to an iron pin, thence N. 58-44 E. for a distance of 169.2' to an iron pin, thence S. 31-07 E. for a distance of 184.2' to an iron pin, thence S. 21-54 E. for a distance of 314.9' to the iron pin designated as the point of beginning.

This is a portion of that property conveyed to the Grantor by deed of Carlos F. Lindsay recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Deed Book 930 at Page 605.

This conveyance is subject to right-of-way for sanitary sewer line as shown on the plat mentioned above. 8-8/3.2-1-4.3

The above described property is being conveyed to Grantee subject to, but without assumption of, that certain note and mortgage from Grantor to C. Douglas Wilson & Co., dated November 30, 1971, in the face amount of One Million One Hundred Ninety-three thousand and six hundred Dollars (\$1,193,600.00), recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Mortgage Book 1215 at Page 82, which mortgage was thereafter assigned by C. Douglas Wilson & Co., to Harlem Savings Bank by assignment dated November 7, 1973, recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Mortgage Book 1294 at Page 778.

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 successors or 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 successors and against every person whomsoever lawfully claiming or to claim the same of any part thereof.

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