

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1027-255

KNOW ALL MEN BY THESE PRESENTS, that Regency Manor Apartments, a Limited Partnership,

in consideration of One Dollar and Assumption of Mortgage Set Out Below -1-1-1-1-

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Charles E. Upchurch, His Heirs and Assigns Forever:

TRACT NO. 1

All that certain piece, parcel or tract of land situate, lying and being on the Northern side of Sulphur Springs Road and on the Western side of Watkins Road in Greenville County, South Carolina, being shown and designated as Tract "A" containing 31.55 acres, including Duke Power right of way, according to plat entitled "Property of Ruby R. Graham, et al" by Enwright & Associates, dated February 4, 1972, amended July 11, 1974, and having, according to said plat, the following metes and bounds, to-wit:

- 308 - Bx.3 - 1 - 4.2, S

BEGINNING at a point on the Northern right of way of Sulphur Springs Road, which point is located 171.4 feet west of the center line of Watkins Bridge Road, and running thence with the right of way of Sulphur Springs Road as follows: S. 78-36 W. 46.4 feet to a point; thence S. 76-56 W. 100 feet to a point; thence S. 74-40 W. 100 feet to a point; thence S. 72-52 W. 100 feet to a point; thence S. 70-42 W. 100 feet to a point; thence S. 68-50 W. 100 feet to a point; thence S. 67-46 W. 1,350 feet to a point; thence S. 65-09 W. 100 feet to a point; thence S. 60-13 W. 100 feet to a point; thence S. 55-20 W. 100 feet to a point; thence S. 50-30 W. 100 feet to an iron pin; thence leaving said right of way and running N. 1-48 W. 459.1 feet to an iron pin; thence N. 66-21 E. 831.2 feet to an iron pin; thence N. 12-11 W. 497.1 feet to an iron pin; thence N. 75-59 E. 1,258.7 feet to a point in the center of Watkins Bridge Road; thence with the center of Watkins Bridge Road, S. 31-49 E. 423.52 feet to a point; thence leaving said road and running S. 58-09 W. 181.7 feet to a point on the right of way of a Duke Power Company transmission line right of way; thence with said right of way line, S. 33-54 E. 124.3 feet to a point; thence leaving said Duke Power right of way and running N. 80-03 E. 13.99 feet to a point in the line of property now or formerly of Direct Oil Company; thence with said Direct Oil line, S. 32-34 E. 175 feet to a point on the Northern side of Sulphur Springs Road, being the point of beginning.

(SEE REVERSE SIDE)

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 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 12 day of November, 1975

SIGNED, sealed and delivered in the presence of:

REGENCY MANOR APARTMENTS, A LIMITED PARTNER-

Henry Phibbs
Henry Phibbs

BY: *Kenneth L. Smith, Gen. Part.* (SEAL)
Kenneth L. Smith, Gen. Part. (SEAL)

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PROBATE

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 12 day of November 1975.

Henry Phibbs (SEAL)

Notary Public for South Carolina
My commission expires 10/15/79

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER N/A

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 19 day of 19

Notary Public for South Carolina (SEAL)
My commission expires

RECORDED this day of 19 M, No.

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