

All that certain piece, parcel or tract of land situate, lying and being on the Northern side of Sulphur Springs Road and the western side of Reedy River in Greenville County, South Carolina, being shown and designated as the eastern portion of Tract "B" on plat entitled "Property of Ruby R. Graham, et al" by Enwright Associates, dated February 4, 1972, amended July 11, 1974, and being shown and designated as Tract "2" containing 15.12 acres, more or less, on plat of property of Regency Manor by Piedmont Engineers, Architects, Planners, dated October 12, 1972, revised July 6, 1974, (to show new mortgage division) and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Northern right of way of Sulphur Springs Road, which point is located 291.6 feet east of the center line of Watkins Road and running thence N. 12-15 W. 256 feet to a point; thence N. 61-43 E. 121 feet to a point; thence N. 16-36 W. 198.5 feet to a point; thence N. 56-00 W. 105 feet to a point; thence N. 43-48 W. 191 feet to a point; thence N. 61-40 W. 120 feet to a point; thence N. 74-38 E. 864.7 feet to a point on Reedy River; thence with the river as the line, the chords being as follows: S. 20-20 E. 210 feet to a point; thence S. 12-20 E. 300 feet to a point; thence S. 25-40 E. 260 feet to a point; thence S. 1-22 W. 246.2 feet to a point on the northern right of way of Sulphur Springs Road; thence with said road right of way, S. 89-08 W. 747.4 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements and rights of way of record or on the ground affecting subject property.

The Grantee herein specifically assumes and agrees to pay that certain mortgage given to C. Douglas Wilson & Co. dated July 12, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1316 at Page 435 in the original amount of \$311,000.00, and having a present principal balance of \$311,000.00.

RECORDED NOV 13 '75 at 10:06 A.M. 12709

RECORDING FEE
PAID \$ 2.50

NOV 13 1975
RICHARDSON, JOHNSON, & GILREATH, P.A.
ATTORNEYS AT LAW

12709 K 4

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Regency Manor Apartments, a
Limited Partnership

TO

Charles E. Upchurch
301 McArthur Ave
Greenville

TITLE TO REAL ESTATE

I hereby certify that the within Deed has been this
13th day of November 19 75
at 10:06 A. M. recorded in Book 1027 of
Deeds, page 255

Register of Means Conveyance Greenville County
I hereby certify that the within Deed has been this

day of
19 recorded in Book page

Auditor Greenville County

W. A. Seybt & Co., Office Supplies, Greenville, S. C.
Form No. 1074 10M - 9/73

Tract A=31.55 Acres Sulphur Springs
Rd. & Watkins Rd., including Duke Power R/W
Sulphur Springs Rd:15 & Reedy River