

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

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GREENVILLE CO. S. C.

Golf Club Drive  
Simpsonville, S. C. 29681

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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DONNIE S. TAYLOR  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that HOLLY TREE PLANTATION, A Limited Partnership,

in consideration of One Million Seventy-two Thousand Five Hundred & no/100(\$1,072, 500.00) Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto HOLLY TREE COUNTRY CLUB, INC., its successors and assigns, forever:

ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern and western sides of South Carolina Highway No. 14, the eastern side of Bethel Road (S.C. Highway No. 48), in Austin Township, known as the Golf Course, Club House and Recreational facilities of Holly Tree Plantation, as shown on a plat thereof made by W. R. Williams, Jr., Engineer and Surveyor, dated December, 1975, containing in the aggregate 259.55 acres, as shown on Plats recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-R, pages 28, 29, and 30, which tracts are more fully described by metes and bounds on Schedule A attached hereto, incorporated herein by reference and made a part hereof as though fully set forth.

The above described property is hereby conveyed subject to all rights of way, easements, roadways, water, sewer and irrigation line easements, utility rights of way and easements, shown on the above mentioned recorded plats and on other plats of the property of Holly Tree Plantation and Camelot, Inc., and in particular to water lines conveyed by the Grantor to the Commissioner of Public Works of the City of Greenville recorded in Deed Book 983, page 725, Deed Book 983, page 743, Deed Book 997, page 473, Deed Book 1002, pages 513 and 515, to sewer line easements conveyed to Cunningham & Summers, recorded in Deed Book 1008, page 676, to the Metropolitan Sewer Sub-district, recorded in Deed Book 1010, page 123, to all roads and streets conveyed to Greenville County, South Carolina, of public record, to the rights of Condominium Site 2(B) to a lake encroaching into said Site as set forth in a deed recorded in Deed Book 979, page 243, and to restrictive covenants applicable to Holly Tree Plantation, Phases I and II, recorded Deed Book 977, page 583, and in Deed Book 999, page 667, and to cemetery rights including the rights of ingress and egress thereto granted to J. W. Austin, et al by deed recorded in Deed Book 992, page 62, to a right of way granted to Laurens Electric Co-Operative, Inc., recorded in Deed Book 1031, page 254, and to others,

The Grantor herein reserves the right to lay and place into and across the above described property water, sewer and other utility lines to serve Holly Tree Plantation and to convey such rights to others.

Included within the above described conveyance, but to which the warranties hereinafter contained do not apply, is all the right, title and interest of the Grantor in and to all furniture, appliances, furnishings, fixtures, buildings, apparatus, machinery and equipment of every kind and nature, moveable or immoveable, whether or not attached as a fixture to the above described real estate, situate on the above described property, a part of what is known as the Holly Tree Country Club, which is hereby conveyed subject to the security interests therein owned by the First National Bank of South Carolina, a Financing Statement in which was filed in the RMC for Greenville County, S. C., on January 21, 1974, as No. 74-726.

The above described property is further conveyed subject to the right of way granted by Grantor's predecessors in title to the Town of Mauldin, South Carolina for the installation, maintenance and repair of a trunk sewer line which follows in or near the course of Gilders Creek, recorded in Deed Book 827, pages 295 and 297.

The Grantee agrees to pay Greenville County property taxes for the tax year 1976 and subsequent years.

For derivation of title to the above described property see Schedule A attached hereto and incorporated herein by reference.

-125-542.4-1-12 + 542.5-1-1, 2, 58, 57 -115-542.8-1-33  
542.6-1-30, 31, 32 (OVER) -115-548.1-1-24.1-39.40 m.  
007 OF 548.1-1-24

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