

FILLO  
GREENVILLE CO. S. C.

MAR 17 10 50 AM '77

DONNIE S. TANNERSLEY  
R.M.C.

Grantee's Address:

P. O. Box 6725

Greenville, S.C. 29606

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WARRANTY DEED

For Tax ...

Book 40 Page 412

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS: That

KOGER PROPERTIES, INC., a corporation having its principal place of business at 3986 Boulevard Center Drive, Jacksonville, Florida 32207 ("Grantor"), in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto EXECUTIVE CENTER ASSOCIATES, a South Carolina limited partnership ("Grantee"), subject to the restrictions, conditions and reservations hereinafter set forth:

All that certain tract or parcel of land containing 3.0 acres, being a portion of Lot 7, Koger Executive Center Subdivision, as recorded in Plat Book 5D, Page 75, in the Office of the Register of Mesne Conveyance of Greenville County, South Carolina, and more particularly described as follows:

BEGINNING at the most Easterly corner of said Lot 7, thence along the Northeasterly line of said Lot 7, North 27°16'38" West, 227.00 feet to a point; thence South 69°48'26" West, 435.95 feet to a point on the Easterly right of way line of Executive Center Drive; thence along said right of way line South 10°20'00" West, 194.94 feet to a point; thence continue along said right of way line South 15°27'00" West, 39.00 feet to a point on the new right of way line of the I-385 frontage road; thence along said new right of way line the following courses and distances: South 84°29' East, 13.07 feet, South 85°02' East, 51.89 feet, South 86°00' East, 48.50 feet, and South 86°50' East, 87.64 feet to a point on the Southeasterly lot line of said Lot 7; thence along said lot line North 61°46'37" East, 405.94 feet to the Point of Beginning, being a portion of the property conveyed to the Grantor herein by Deed of Executive Park Associates, a partnership, recorded May 18, 1973, in Deed Book 974, page 900, Greenville County RMC office.

This conveyance is subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plats, or on the premises, and is likewise subject to the following covenants and restrictions:

(a) The Grantor shall have the right to approve (which approval shall not be unreasonably withheld) the site plan, building elevation, external architecture, signs, landscaping, screening and location of all improvements and placement of utilities, prior to the construction of any improvements on the above described property and said approval shall be in recordable form and

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