

State of South Carolina,
County of GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, That I, William R. Martin, of the County of Greenville, _____ in the State aforesaid, in consideration of the sum of Twenty Thousand and No/100ths (\$20,000.00) _____ Dollars, and the assumption of the mortgage debt hereinafter referred to _____ to _____ in hand paid at and before the sealing of these presents by Thomas R. Martin, _____ (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Thomas R. Martin, his Heirs and Assigns, forever:

ALL of my undivided one-fourth (1/4) interest, in and to:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon in the City of Greenville, County of Greenville, State of South Carolina, being a portion of Tract 3 of the property of Courtland Apartments, Inc., as shown on a plat thereof by Piedmont Engineering Service, March 1, 1963, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at page 109 and having according to a more recent plat entitled "Property of William R. Martin, James B. Adams, Eyl R. Martin, George O. Short, Jr.", dated December, 1978, prepared by Dalton & Neves Company, Engineers and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-V at page 37, the following metes and bounds, to-wit: -26- 500- 98- 2- 3.2

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BEGINNING at an iron pin on the Southeast side of East Faris Road said pin being 210 feet in an Easterly direction from the intersection of East Faris Road and Longview Terrace and running thence with the Southeasterly side of East Faris Road N. 64-32 E., 36.2 feet to an iron pin; thence N. 84-15 E. 47 feet to an iron pin at the intersection of East Faris Road and South Faris Circle (East Faris Road Extension); thence with the Southerly side of South Faris Circle (East Faris Road Extension) S. 75-13 E. 68 feet to an iron pin; thence S. 67-41 E. 240.1 feet to an iron pin; thence S. 60-37 E. 80 feet to an iron pin; thence S. 56-38 E. 80 feet to an iron pin; thence S. 50-25 E. 11.3 feet to an iron pin joint corner of property of Effie Lloyd Allen Beattie and property now or formerly owned by Patewood Corporation; thence with common line of Effie Lloyd Allen Beattie and Patewood Corporation S. 32-56 W. 160.4 feet to an iron pin; thence turning and running N. 66-11 W. 373.5 feet to an iron pin; thence N. 27-17 W. 182.8 feet to an iron pin on the Southeasterly side of East Faris Road the point of beginning.

Together with all the furnishings and fixtures owned by the Grantor in the apartments situate on the above described property.

Together with an easement over the 20-foot surface treated drive shown on said plat and on Plat YY at page 109 across the entirety of said Tract 3, and together with all easements or water lines, roads, and other utilities across Tract 3 to the extent the same are now in existence for the use and benefit of the portion of Tract 3 herein conveyed.

This conveyance is subject to the easement of said 20-foot drive for the benefit of the remainder of Tract 3 and all easements, roads, water lines and rights of way which may be in any manner for the use and benefit of the rest of Tract 3. This conveyance is further subject to the rights of the public in the paved Street South Faris Circle (East Faris Road Extension) shown on said plat.

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