

TITLE TO REAL ESTATE Offices of Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that J. E. Collins, B. J. Collins and Elizabeth C. Rouse

in consideration of Nine Hundred Forty Thousand, Ninety Two and 62/100 (\$940,092.62)-----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 Babbs Hollow Development Company, a South Carolina General Partnership, its successors and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville located on Cleveland Street Extension and East Parkins Mill Road, containing 88.395 acres according to survey prepared for Babbs Hollow Development Company by C. O. Riddle, R.L.S. dated June 25, 1979 and having according to said plat the following metes and bounds, to wit:

15-599-271-2-1.6 OUT OF 271-2-1.3 ALSO OUT OF 271-2-2-2.800A 83.014 AC PTOF 271-2-1.6 BEGINNING at an iron pin on the northwestern side of East Parkins Mill Road as it begins its intersection with Cleveland Street (Also known as Cleveland Street Extension) and running thence with East Parkins Mill Road as it intersects with Cleveland Street N. 79-26-36 W. 40.59 feet to an iron pin on the northern side of Cleveland Street; thence with Cleveland Street the following courses and distances: N. 43-42-56 W. 160.48 feet, N. 47-36-23 W. 310.39 feet, N. 21-29-49 W. 167.38 feet, N. 56-51-18 W. 175.69 feet, N. 62-12-47 W. 193.44 feet, N. 71-48-39 W. 329.99 feet, N. 81-24-32 W. 138.24 feet, S. 83-30-15 W. 145.57 feet, S. 68-25-02 W. 578.10 feet, N. 88-21-09 W. 78.23 feet, N. 39-53-54 W. 230.93 feet, and N. 8-36-34 W. 83.12 feet to an iron pin on the eastern side of Cleveland Street at the corner of property now or formerly owned by C. Dan Joyner; thence with Joyner line, the following courses and distances: N. 46-33-21 E. 573.38 feet and N. 47-25-43 E. 1,054.98 feet; thence N. 70-03-22 E. 21.84 feet to an iron pin; thence along the line of property of Collins and Rouse the following courses and distances S. 9-45-22 E. 288.04 feet, N. 52-50-39 E. 84.42 feet, N. 64-16-15 E. 84.46 feet, N. 70-02-53 E. 257.58 feet and N. 19-54-13 W. 249.99 feet; thence with the line of property of Gower Estates N. 70-03-22 E. 1173.29 feet to an iron pin at the corner of Colonial Estates; thence with said line S. 61-32-20 E. 741.85 feet to an iron pin at the corner of property owned by Collins and/or Rouse; thence with the Collins and/or Rouse line the following courses and distances: S. 46-31-54 w. 123.61 feet, N. 69-31-48 W. 22.4 feet, S. 47-07-24 W. 248 feet, S. 41-40-46 W. 218.23 feet, (continued on back)

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 16th day of July 19 79

SIGNED, sealed and delivered in the presence of:

Bozeman & Grayson (Signatures)

J. E. Collins (SEAL)
B. J. Collins (SEAL)
Elizabeth C. Rouse (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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 16th day of July 19 79

Bozeman & Grayson (Notary Signature)
Notary Public for South Carolina
My Commission Expires: 7/12/89

GREENVILLE COUNTY DOCUMENTARY TAX 900.00
JUL 17 1979

STATE OF SOUTH CAROLINA
COUNTY OF

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 16th day of July 19 79

Bozeman & Grayson (Notary Signature)
Notary Public for South Carolina
My Commission Expires: 7/12/89

GREENVILLE COUNTY DOCUMENTARY TAX 134.55
JUL 17 1979

085

4328 RV-2