

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S.C.

1145-363

KNOW ALL MEN BY THESE PRESENTS, that Carolina Springs Golf and Country Club, Inc. A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of One and 00/100 (\$1.00) Dollar and exchange of property with a value of \$600,000.00 Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Bayne Development Company, Inc., its successors and assigns, forever:

ALL those certain pieces, parcels or tract of land, situate, lying and being near the City of Fountain Inn, in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 197, 196, 195, 194, 193, 192, 161, 160, 151, 118, 65, 66, 67, 70, 74, 75, 76, 77, 78 and 79, all as more particularly shown on plat entitled "Section I, Country Estates", dated February, 1976, prepared by W. R. Williams, Jr., Engineer/Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-I, at Page 100, on March 24, 1981, reference to said plat being hereby craved for a metes and bounds description thereof.

ALSO: ALL those certain pieces, parcels or tract of land, situate, lying and being near the City of Fountain Inn, in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 5, 6, 130, 137, 142, 143, 144, 148, 149, 150, 84 and 83, TOGETHER WITH A tract of land containing 48.5 acres, more or less, all as more particularly shown on plat entitled "Section II, Country Estates", dated May, 1976, revised May 16, 1980, prepared by W. R. Williams, Jr., Engineer/Surveyor, and which revised plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-I, at Page 99, on March 24, 1981, reference to said plat being hereby craved for a metes and bounds description thereof.

ALSO: ALL that certain piece, parcel or tract of land, situate, lying and being near the City of Fountain Inn, in the County of Greenville, State of South Carolina, containing 132.95 acres, more or less, all as more fully shown on plat entitled "Country Estates, Survey for Bayne Development Company", dated April, 1980, prepared by W. R. Williams, Jr., Engineer/Surveyor, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-I, at Pages 97 and 98, on March 24, 1981, reference to said plat being hereby craved for a metes and bounds description thereof.

The above described lots in Section 1, Country Estates, are subject to the lien of that certain mortgage given by Carolina Springs Golf and Country Club, Inc., to Laurens Federal Savings & Loan Association, dated March 12, 1976, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1362, at Page 441.
(CONTINUED ON REVERSE SIDE HEREOF)

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 does hereby bind itself and its successors 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 of any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 27 day of March 1981

SIGNED, sealed and delivered in the presence of: CAROLINA SPRINGS GOLF AND COUNTRY CLUB, INC.
A Corporation
By: [Signature] President
[Signature] Secretary

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 27 day of March 19 81
[Signature] (SEAL)
Notary Public for South Carolina.

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

RECORDED

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