

TITLE TO REAL ESTATE - Offices of WILLIAM B. JAMES, Attorney at Law, 114 Williams Street, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

GR: FILED
SEAL
FEB 22 1982
W. B. JAMES
W. B. JAMES

400 Mills Ave.
Level 2
Greenville, S.C. 29605

KNOW ALL MEN BY THESE PRESENTS, that Preferred Homes Inc.
A Corporation chartered under the laws of the State of South Carolina,
at Greenville, State of South Carolina

and having a principal place of business
in consideration of Ten and 00/100
(\$10.00) 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 The Homeowners Association of Fox Ridge at Pebblecreek, Inc.

All that piece, parcel or tract of land known as a portion of a 13.79 acre tract, deeded to grantor herein by Pebbleplat Ltd. and has the following courses and distances to-wit:

Beginning at an iron pin at the rear corner of Lot 41 of a Subdivision known as Fox Ridge at Pebblecreek Phase II plat of which property is recorded in the R.M.C. office of Greenville County, in Plat Book 7X page 90, also shown as portion of a 13.79 acre tract recorded in Plat Book 8I, Page 2, and shown as the property of United Developers Inc. and running thence with the line of property now or formerly of Jeter Kirby S.20-44E. to 284.23 feet: to an iron pin on the bank of a creek running thence with the creek as the line following courses and distances to-wit: S.57-24 E., 26.27 feet: N. 80-49 E. 87.23 feet S. 72-36 E. 105.27 feet: S. 33-49 E. 64.78 feet: S. 61-49 E. 80 feet: N. 85-08 E. 62.4 feet: to an iron pin on a proposed extension of Kinlin Way as shown on the plat recorded in plat book 8 I page 2 thence continuing with the Western side of said proposed extension N. 5-58 W. 688.57 feet: to an iron pin in the front line of a Lot 48 Fox Ridge at Pebblecreek Phase II. running thence with the line of Lots 41-48 of the Subdivision Fox Ridge at Pebblecreek Phase II, the following courses and distances to-wit: S.34-31 W. 219.99 feet: to an iron pin: S.42-16 W. 210 feet: to an iron pin: N. 75-44 W. 145 feet: to an iron pin: Point of beginning.

There is excepted from this description such rights of ways for roads, sewer lines, and other easements, crossing and affecting said property as shown on the surveys and on the ground.

This is a portion of property conveyed to the Grantor herein by deed of Pebblepart Ltd. Recorded the 14 day of November, 1980, in deed book 1137, page 322.

12 (279) out of 525.6-1-216.5 -> 3.66 Ac
525.6-1-216.4

together with all and singular the rights, numbers, 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 or 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 22 day of January 19 82

SIGNED, sealed and delivered in the presence of: Preferred Homes Inc. (SEAL)
A Corporation
By: Virginia Clarey President
William Blum 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 22 day of January 19 82
William Blum (SEAL) Virginia Clarey
Notary Public for South Carolina
My commission expires 3-28-89

RECORDED this 22nd day of Feb. 19 82 at 2:55 P. M., No. 15789

10752

4328 RV.2