

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 4 18 PM '82

KNOW ALL MEN BY THESE PRESENTS, that DONN ERSLEY Academy Rental Company, 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

Ten and No/100----- 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 Graystone II Homeowners Association, Inc., 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 lying southeast of Stallings Road, located on both sides of a private street known as Graystone Way being shown as Phase I as shown on plat entitled "Property Survey for Graystone II, a Planned Unit Development", according to plat thereof prepared by Arbor Engineering dated November 8, 1982 being recorded in the RMC for Greenville County in Plat Book 9-F at Page 29 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the southeastern corner of property entitled "Graystone I Condominiums" and running thence S. 37-20 E. 119.25 feet to an old iron pin; thence S. 28-29 E. 41.81 feet to an iron pin at the corner of a tract shown as "Phase II"; thence S. 56-49 W. 59.94 feet to an iron pin; thence S. 46-49 W. 195.63 feet to an iron pin; thence N. 52-23 W. 152 feet to an iron pin at the corner of "Graystone I Condominiums" property; thence with said property N. 41-43 E. 132.96 feet to an iron pin; thence continuing with said property N. 47-46 E. 170.23 feet to the point of beginning; TOGETHER WITH an easement appurtenant which shall be a covenant running with the land, over Graystone Way (private road) from Stallings Road to the above described property. Said easement of ingress and egress from Graystone II to Stallings Road is a non-exclusive easement and it is subject to the rights of adjoining property owners to also use Graystone Way for ingress and egress.

LESS, HOWEVER, Lot Nos. 12 through 17 inclusive, which lots are specifically reserved by Declarant. 12(276) P23.1-1-48.1 OUT OF: P23.1-1-48

This being a portion of the property conveyed to Academy Rental Company, Inc. by deeds of Pebblepart, Ltd. recorded February 3, 1981 in Deed Book 1142 at page 47 and by deed recorded February 12, 1981 in Deed Book 1142 at page 631.

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 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 30th day of November 1982

SIGNED, sealed and delivered in the presence of:

ACADEMY RENTAL COMPANY, INC . (SEAL)
A Corporation
By: RC Galloway
President
Secretary

Elaine S. Long
Raymond O. Beury

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

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 30th day of November 1982
Raymond O. Beury (SEAL)

Notary Public for South Carolina.
MY COMMISSION EXPIRES: 10/24/83

Elaine S. Long

RECORDED this NOV 30 1982 at 4:18 P. M. No. 13113

0120

4328 RV-2