

*Jackson Anthony Realty*  
*1 Beacon St. Boston Mass.*

State of South Carolina,

County of GREENVILLE

VOL 1196 PAGE 523

GREENVILLE FILED

SEP 19 11 47 AM '83

For True Consideration See Affidavit  
Book 41 Page 1291

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KNOW ALL MEN BY THESE PRESENTS That FURMAN UNIVERSITY, an eleemosynary  
corporation chartered under the laws of the State of South Carolina  
and having its principal place of business in  
the State of \_\_\_\_\_ for and in consideration of the  
sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration-----  
dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter nam-  
ed (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these pres-  
ents does grant, bargain, sell and release unto Greenville Properties Limited Partnership, a  
Massachusetts Limited Partnership, its successors and assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being  
in the City of Greenville, County of Greenville, State of South Carolina,  
containing approximately 2.788 acres, as shown on a survey for Mortgage  
Growth Investors, prepared by Piedmont Surveyors, dated June 30, 1983,  
and having, according to said survey, the following metes and bounds:

*Plat 90-99 - 26-500-91.1-1-1*  
BEGINNING at an iron pin located on the Northeasternmost corner of said  
tract, on the line of the right of way of University Ridge; thence S.  
4-00-27 W. 413.37 feet to an iron pin located on the right of way of  
Wakefield Street; thence along said right of way N. 87-03-48 W. 263.02  
feet to an iron pin located on the right of way of President Street; thence  
along said right of way N. 1-34-00 W. 204.20 feet to a nail; thence N.  
18-20-33 W. 88.50 feet to an iron pin; thence N. 4-08-27 E. 123.30 feet to  
an iron pin; thence N. 47-07-09 E. 13.90 feet to an iron pin on the right  
of way of University Ridge; thence along the right of way of University  
Ridge S. 85-55-33 E. 306.59 feet to an iron pin, the point of beginning.

Said conveyance is made subject to easements, encumbrances and restrictions  
of record and to the interests of Lessee under that certain Long Term Ground  
Lease between Grantor and Ewing-Hungiville, a Memorandum of which was recorded  
on December 20, 1971, in Deed Book 932 at page 109, subsequently assigned  
through various parties to Grantee. It is the intent of Grantor and Grantee  
that the fee simple title and the leasehold interest shall not merge by reason  
of the assignment of such leasehold interest to the owner of fee simple title,  
but that the leasehold shall continue to exist, with such rights and duties  
running to Lessor and Lessee as set forth in said Ground Lease.

(Cont'd.)

GREENVILLE COUNTY 105400  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ SEP 15 '83 404.80  
PB 10311

438 RV 2

(CONTINUED ON NEXT PAGE)