

TITLE TO REAL ESTATE - INDIVIDUAL FORM - John M. Dillard, P.A., Greenville, S.C.

1200-666

STATE OF SOUTH CAROLINA FILED ADDRESS: 600 Lake Park Plaza
GREENVILLE S.C. Greenville, S.C. 29601
COUNTY OF GREENVILLE NOV 15 4 12 PM '83

KNOW ALL MEN BY THESE PRESENTS that DONALD S. SCHEUB POINTE DEVELOPERS, A SOUTH CAROLINA GENERAL PARTNERSHIP

in consideration of One (\$1.00) Dollar and dedication of common area ----- 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 CLUB POINTE HOMEOWNERS ASSOCIATION, INC., a South Carolina eleemosynary corporation:

ALL that piece, parcel or tract of land, with all buildings and improvements, situate, lying and being on the eastern side of Kindlin Way Extension, in Greenville County, South Carolina, being a portion of 1.14 acres, more or less, being shown and designated on a plat entitled "CLUB POINTE, PEBBLE CREEK P.U.D., PHASE III, SECTION 3, BUILDING SITE NO. 2", made by Arbor Engineering, Inc., Surveyor, dated November 4, 1983, recorded in the RMC Office for Greenville County, S. C., in Plat Book 9-W, page 52, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of a 25-foot private roadway at the intersection thereof with the cul-de-sac of Kindlin Way Extension, and running thence S. 5-57 E., 326.53 feet to an iron pin; thence N. 84-03 E., 25.39 feet to an iron pin; thence N. 36-55 E., 274.47 feet to an iron pin; thence N. 58-02 W., 31.95 feet to an iron pin; thence N. 41-36 W., 54.77 feet to an iron pin; thence N. 20-57 W., 47.33 feet to an iron pin; thence N. 14-53 W., 56.46 feet to an iron pin; thence S. 80-13 W., 103.76 feet to an iron pin; thence N. 81-40 W., 22.25 feet to an iron pin; thence N. 85-27 W., 12.19 feet to an iron pin on Kindlin Way Extension; thence along the eastern side of Kindlin Way Extension and crossing said 25-foot private road, S. 10-14 E., 41.16 feet to an iron pin, the point of beginning.

LESS, HOWEVER, AND EXCLUDING from the above described property Lots Nos. 4, 5 and 6 designated on the above mentioned plat, with all buildings and improvements located on Lots 4, 5, and 6.

12(279) 525.6-1-216.6

The above described property is a portion of the same conveyed to Club Pointe Developers, a South Carolina General Partnership, by deed of Pebblepart, Ltd., dated August 10, 1983, recorded on August 12, 1983, in Deed Book 1194, page 288.

The above described property is hereby dedicated by the Developer as the "Common Area" within the meaning of Section 5, Article I, of the Declaration of Covenants, Conditions and Restrictions for Club Pointe, recorded in the RMC Office for Greenville County, S. C., in Deed Book 1200, page 615, and for the uses and purposes therein specifically provided. The above described property is further conveyed subject all conditions, limitations and restrictions set forth in the application for a Planned- (over)

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 9th day of November 1983
Signed, sealed and delivered in the presence of:

Constance S. McBride
John M. Dillard

CLUB POINTE DEVELOPERS, A SOUTH CAROLINA GENERAL PARTNERSHIP (SEAL)

BY: [Signature] General Partner (SEAL)

BY: [Signature] General Partner

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) 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 9th day of November 19 83

Constance S. McBride (SEAL)
Notary Public for South Carolina
My commission expires: 5/02/93

[Signature]
John M. Dillard

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER UNNECESSARY - PARTNERSHIP DEED
COUNTY OF GREENVILLE }

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)' heirs or successors and assigns, all her interest and estate, and all her right and claims of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of NOV 16 1983 19 at 4:12 P. M. No. 4.0001
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