

KNOW ALL MEN BY THESE PRESENTS, that COLLEGE PROPERTIES, 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 Fifty-Two Thousand Five Hundred and No/100-----(\$52,500.00)----- Dollars,

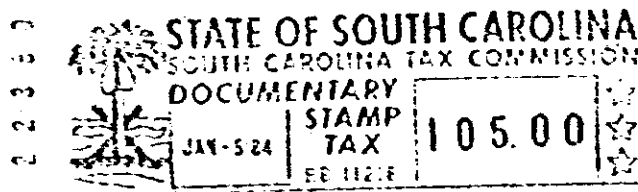
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto EASTCO DEVELOPMENT CORP., its successor or assigns, the following described property, to-wit:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lot No. 55 of a subdivision known as "Chanticleer Towns Phase II" as shown on plats being recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 5 and having such metes and bounds as appears thereon.

Said property is a portion of the same conveyed to the Seller by deed of Chanticleer Real Estate, Inc. and Chanticleer Townhouses, Inc. dated March 1, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1183 at Page 495.

The within conveyance is subject to the Declaration of Covenants, Conditions and Restrictions affecting Chanticleer Towns Subdivision dated May 24, 1983 being recorded in the RMC Office for Greenville County on May 31, 1983 in Deed Volume 1189 at Page 200. It is also made subject to other restrictions, easements or rights-of-way as may appear of record on recorded plats or shown on the premises. This conveyance is also made subject to an easement in favor of the Greenville Country Club for use of a golf cart path partially located on the rear of the property and being shown on the recorded subdivision plat.

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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 4th day of January 19 84

SIGNED, sealed and delivered in the presence of:

Barbara A. ...
Apple R. M. ...

COLLEGE PROPERTIES, INC. (SEAL)
A Corporation
By: [Signature]
PRESIDENT OFFICE MANAGER
Secretary

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 4th day of January 19 84

Apple R. M. ... (SEAL)
Notary Public for South Carolina.

MY COMMISSION EXPIRES: 8-16-84

RECORDED this day of JAN 5 1984 at 2:31 P/ M. No. 31107

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