

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

Grantee's Address: P. O. Box 2287, Greenville, SC 29602

FILED GREENVILLE CO. S.C.

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-five thousand, five hundred and no/100 (\$55,500.00) Dollars,

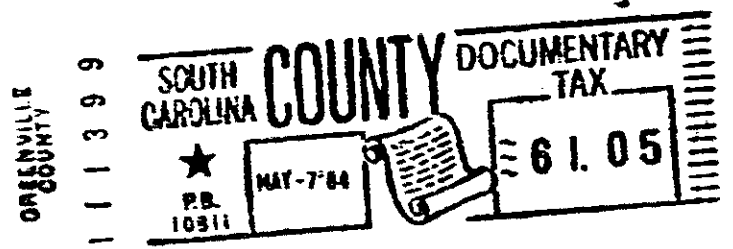
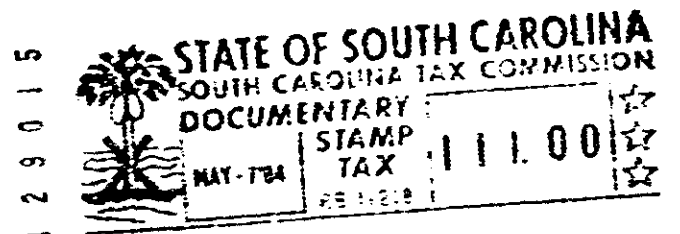
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto William R. Fairbanks and Josef J. Majka, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, Coutu of Greenville being known and designated as Lot 65 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 53 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.

This conveyance is made subject to the restrictive covenants applicable to the aforesaid property, recorded in the RMC Office for Greenville County in Deed Book 1187 at Page 200, and is subject to such matters as appear on the above recorded plat and all other rights of way, roadways, easements, reservations, zoning ordinances, governmental statutes, rules and regulations, and conditions and covenants as may affect the above described property.

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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 24th day of April 19 84

SIGNED, sealed and delivered in the presence of: [Signatures]

COLLEGE PROPERTIES, INC. (SEAL) A Corporation By: [Signature] ASSISTANT VICE PRESIDENT 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 24th day of April 1984 [Signature] (SEAL) Notary Public for South Carolina. MY COMMISSION EXPIRES: 8-16-84

[Signature]

RECORDED this day of MAY 7 1984 at 3:06 P.M. No. 33526

