

Grantee's Address: PO Box 2237, Greenville, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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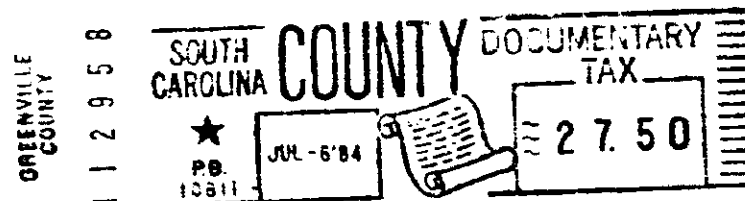
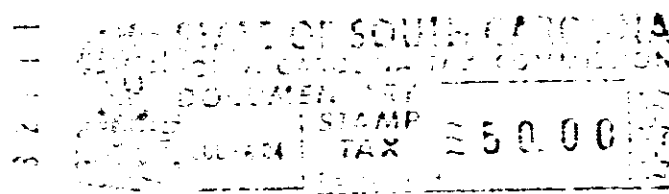
KNOW ALL MEN BY THESE PRESENTS, that COLLEGE PROPERTIES, INC.

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 TWENTY-FIVE THOUSAND AND
NO/100----- (\$25,000.00) 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 The Fairbanks Company, Inc., its successors and assigns forever:

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. 140 of a subdivision known as Cliff Ridge Colony, Phase I, Sheet I as shown on plat being recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 52 and having such metes and bounds as appears thereon. Said property is a portion of the same conveyed to the Seller by deed of Coggins Land Company dated January 15, 1982 and recorded January 22, 1982 in the RMC Office for Greenville County in deed Volume 1161 at page 339; subsequently conveyed by College Properties, Inc. to Fred A. Bettis and Ann H. Pettis by deed dated November 29, 1983 recorded in the RMC Office for Greenville County in Deed Book 1201 at Page 438 and conveyed to College Properties, Inc. by deed of Fred A. Bettis and Ann H. Bettis dated December 29, 1983 and recorded in the afore-said RMC Office in Deed Book 1203 at Page 485.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises, and is specifically made subject to all rights by way of easement over a portion of the above-described property conveyed by the Grantor to Lawson Sauls by instrument recorded in the RMC Office for Greenville County in Deed Book 1206 at Page 911.



6-355-690.2-1-11

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 21st day of June 19 84

SIGNED, sealed and delivered in the presence of:

Barbara H. Oden
Elizabeth L. Longmyer

COLLEGE PROPERTIES, INC. (SEAL)

A Corporation

By: Ray William
President 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 21st day of June 19 84
Elizabeth L. Longmyer (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 2-20-91

RECORDED this _____ day of JUL 6 1984 19 _____ at 4:18 P/M. N# 709