

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's Address: P. O. Box 250, Elberton, GA 30635

VOL 1221 PAGE 651

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 THIRTY-SIX THOUSAND THREE
HUNDRED AND FIFTY AND NO/100-----(\$36,350.00)----- Dollars,

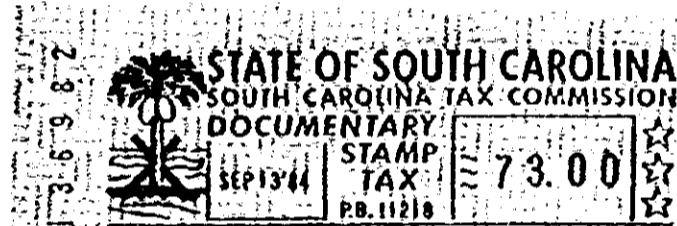
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto COGGINS LAND COMPANY, a Georgia corporation, its successors and assigns, forever:

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.
212 of a subdivision known as Cliff Ridge Colony, Phase II, as shown on plat
thereof prepared by Arbor Engineering, Inc. dated March 14, 1984, being
recorded in the RMC Office for Greenville County in Plat Book 10-M at Page 11
and having according to said plat such metes and bounds as appear thereon.

This being a portion of the property conveyed to Grantor herein 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.

This conveyance is made subject to Restrictive Covenants recorded in the RMC
Office for Greenville County in Deed Volume 1184 at Page 38, as amended in
Deed Book 1213 at Page 232, and to such other rights of way, easements or
restrictions of record, as shown on plats or as may appear on the premises.
Pursuant to the contract of sale between the parties hereto, Grantee agrees to
commence construction on the above described property not later than July 18,
1985. Should Grantee not begin construction of improvements on said lot by
that date, Grantor shall have a lien against the above described property for
the amount of discount given.

⑥ - 355 - 690.4 - 13



GREENVILLE COUNTY

14457



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 10th day of September 19 84

COLLEGE PROPERTIES, INC.

(SEAL)

SIGNED, sealed and delivered in the presence of:

L. Jerry Chapman
Stephen R. McBayle

A Corporation

By:

William
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 Cor-
poration, 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 10th day of September 1984

Stephen R. McBayle (SEAL)
Notary Public for South Carolina.
MY COMMISSION EXPIRES: 8-27-94

L. Jerry Chapman

RECORDED this day of SEP 13 1984 19, at 3:10 P M., No. 8226

CT