

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

FILED
R.M.C. S.C.

OCT 25 AM '80

BOOK 1437 PAGE 1493

For True Consideration See Affidavit

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GENERAL WARRANTY DEED

THIS DEED, executed the 13th day of October, 1980, by Foxfire Associates, a North Carolina limited partnership (hereinafter referred to as "Grantor") to Eastland Properties, Inc., a Delaware corporation (hereinafter referred to as "Grantee"), whose mailing address is 950 Third Street, New York, New York 10022.

WITNESSETH :

IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is acknowledged by Grantor, Grantor has granted, bargained, sold and released, and by this Deed grants, bargains, sells and releases to Grantee the following real property:

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being on the northern side of Sulphur Road in the County of Greenville, State of South Carolina, being the western portion of Tract "B", as shown on plat entitled "Property of Ruby R. Graham, et al." by Enwright Associates, dated February 4, 1972, amended July 11, 1974, said western portion containing 9.37 acres, more or less, and being designated as Tract "I" on plat entitled "Regency Manor" (now Foxfire) by Piedmont Engineers, Architects, Planners, dated October 12, 1972, revised July 6, 1974 (to show new mortgage division) and being more particularly described in Exhibit "A" attached hereto and incorporated herein.

Said property was conveyed to the Grantor herein by Deed of Greenville-Biloxi Associates, an Illinois limited partnership, dated November 1, 1978, and recorded November 1, 1978 in the R.M.C. Office for Greenville County in Deed Book 1091 at Page 164.

This conveyance is subject to the following:

- a. Those items listed on Exhibit "B" attached hereto and incorporated by reference herein; and,
- b. "Wrap-around" Mortgage from Foxfire Associates, a North Carolina limited partnership to Greenville-Biloxi Associates, an Illinois limited partnership dated November 1, 1978, and recorded November 2, 1978, in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1440, at Page 64, in the principal sum of \$1,788,690.00 as reduced.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges, hereditaments, improvements and appurtenances thereto belonging, and in and to all strips, gores, or other pieces of land adjoining or abutting said premises owned by Grantor, unto Grantee, its successors and assigns, to its only use and behalf forever.

And the Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that it is seized of said premises in fee simple and has the right to convey in fee simple; and it does hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

Record and Return To: MARK SCHWAB, Esq.
55 BROAD ST.
16 Floor
New York City 10004

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