

Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

999-259  
BOOK 16 PAGE 1027

Greenville County  
No. 786.50  
No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that THE ERVIN COMPANY

A Corporation chartered under the laws of the State of Delaware and having a principal place of business at Greenville, South Carolina, in consideration of

Seven Hundred Fifteen Thousand and 20/100

(\$715,000.00) 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

OVERSEAS PROPERTIES, INC., a South Carolina corporation, its successors and assigns:

All those pieces, parcels or lots of land situate, lying and being in Greenville County, South Carolina, and being shown as Lots # 1, 80, 81 and 82, on a plat of Pelham Woods, Section 1, prepared by Piedmont Engineers & Architects, dated June 19, 1970, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-F, at Page 33, reference to said plat being craved for a more particular description.

All those pieces, parcels or lots of land situate, lying and being in Greenville County, South Carolina, and being shown as Lots # 83 through # 191, inclusive, on plats of Pelham Woods, Section 2-A and Section 2-B, prepared by Hobby J. Rape and A. Alan Fallwork, respectively, dated February 23, 1972, and February 25, 1972, respectively, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-N, at Page 75, and Plat Book 4-R, at Page 50, respectively, reference to said plats being craved for a more particular description.

All those pieces, parcels or lots of land situate, lying and being in Greenville County, South Carolina, and being shown as Lots # 1 and 2, 8 through 19, inclusive, 61 through 67, inclusive and 81 and 82, on a plat of Mountainbrooke, prepared by Robert E. Perbert, dated October 19, 1970, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-F, at Page 47, reference to said plat being craved for a more particular description.

All those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lots # 19 through 25, inclusive, and Lots # 28 through 45, inclusive, on a plat of Hexwood, prepared by C. O. Paille, dated 8-27-71, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 4-N, at Page 25, reference to said plat being craved for a more particular description.

ALSO, all of seller's right, title and interest, whatever the same may be, in and to all streets, roads, sewers and easements of every kind and description within the property shown on the above mentioned plats, and all improvements thereon; provided, however, it is understood and agreed that the general warranty hereinafter contained does not extend to the streets, roads, sewers and easements described in this paragraph.

This conveyance is made subject to all restrictions, easements, set back lines, roadways and rights of ways, if any, appearing of record on the premises or on the recording plat which may affect the property hereinabove described, and specifically to restrictions of protective covenants recorded in Deed Book 893, Page 413, Book 941, Page 97, Book 959, Page 362, Book 905, Page 35 and Book 911, Page 25, for the rights, members, hereditaments and appurtenances to said premises belonging in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantees, and the grantees' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend the title and premises unto the grantees and the grantees' 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 17th day of May 1974

SIGNED, sealed and delivered in the presence of  
THE ERVIN COMPANY  
A Corporation  
By: *[Signature]*  
President  
Assistant Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF PICKENS  
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 17th day of May 1974  
*[Signature]* (SEAL)  
Notary Public for the State of South Carolina  
By *[Signature]*

RECORDED \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_ No. \_\_\_\_\_ (PAGE)

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