

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
MAY 25 11 05 AM '77
JAMES STANLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Piedmont Orthopaedic Clinic, P.A.
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 One and 00/100's Dollars
(\$1.00) and assumption of mortgage

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto POCPA Properties, a Limited Partnership organized under the laws
of South Carolina,

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND lying and being in the County
of Greenville, State of South Carolina, adjacent to Grove Road, as shown on a
survey prepared by Webb Surveying & Mapping Co., dated September 4, 1975,
recorded in the RMC Office for Greenville County, S.C., in Plat Book 5Q, Page
121, and having, according to said survey, the following metes and bounds,
to-wit:

Beginning at an iron pin located on the western side of the right of way of
Grove Road, at the corner of property now or formerly owned by R. C. Cola
Bottling Company; thence along the line of said property, N. 65-18 W. 420.70
feet to an iron pin located on the eastern side of the right of way of I-185
(U.S. Highway 29) thence along said right of way, N. 15-54 E. 352.75 feet to
an iron pin; thence turning and leaving said right of way, S. 82-36 E. 203
feet to a point; thence S. 37-46 W. 121.3 feet to a point; thence S. 65-18 E.
308.2 feet to an iron pin located on the western side of the right of way of
Grove Road; thence along said right of way S. 24-42 W. 290.0 feet to an iron
pin, the point of beginning.

Together, with, all of the Grantor's interest in and to the sewer line and
service lines right of way serving the property described herein and running
to the trunk line of the Greater Greenville Sewer District (or its assignee).

The above tract contains approximately 3.33 acres, according to said plat.

The property transferred herein was conveyed to the Grantor by the deeds of
William W. Pryor and Arthur G. Neakin, recorded on March 19, 1976, in Deed
Book 1033 at Page 369; and The Christie Pediatric Group, et al, recorded on
March 19, 1976, in Deed Book 1033 at Page 364. The property is transferred
subject to the mortgage of Bankers Trust of South Carolina, having a present
outstanding principal balance of \$ 675,000.00, recorded on March 19, 1976, in
Mortgage Book 1362 at Page 794. Grantee hereby assumes and agrees to pay said
mortgage and the Note secured thereby.

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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 May 1977.

SIGNED, sealed and delivered in the presence of:

James D. [Signature]
Wm H. Carrington

PIEDMONT ORTHOPAEDIC CLINIC, P.A. (SEAL)
A Corporation
By: [Signature]
President
[Signature]
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 its 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 May 1977.
Wm H. Carrington (SEAL)
Notary Public for South Carolina.
My commission expires: 5/14/85

[Signature]

RECORDED this 25th day of May 1977, at 11:06 A.M., No. 22182

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