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Suite 320

LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

VOL 1199 PAGE 411

BOOK 41 PAGE 1295

KNOW ALL MEN BY THESE PRESENTS, that we, EVA B. WEISZ and HARRY LERNER

Oct 28 1983
DONNIE S. TANKERSLEY
R.M.C.

in consideration of Ten and No/100--(\$10.00)-and other valuable consideration---Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell, and release unto CAPITAL GROWTH CORPORATION, a Utah Corporation, its successors and assigns, forever;

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Welcome Avenue and containing approximately 5.65 acres according to a plat prepared by C. C. Jones, Surveyor, entitled "FAIRHILL APARTMENTS, Property of Eva B. Weisz and Harry Lerner", dated October 12, 1983 and recorded in the RMC Office for Greenville County in Plat Book 10-A at Page 28, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located along the southern right-of-way of Old Easley Bridge Road at a point 200 feet from the intersection of Best Avenue and Old Easley Bridge Road and running thence with the southern right-of-way of Old Easley Bridge Road, N.60-28 E. 21.1 feet to an iron pin; thence turning and following the southern right-of-way of Welcome Avenue, S.88-04 E. 609.3 feet to an iron pin; thence turning and running S.00-31 W. 384.3 feet to an iron pin; thence turning and running N.89-47 W. 482.8 feet to an iron pin; thence turning and running S.60-45 W. 130 feet to an iron pin located on the eastern side of Best Avenue; thence turning and running with Best Avenue, N.29-15 W. 211.4 feet to an iron pin; thence turning and running N.61-08 E. 200 feet to an iron pin; thence turning and running N.29-52 W. 200 feet to the point of beginning.

- OVER -

14(235)242.1-4-1

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators 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.

WITNESS the grantor's(s) hand(s) and seal(s) this 27th day of October 1983.

SIGNED, sealed and delivered in the presence of:

[Signature]
Kathy N. Kolbis

[Signature] (SEAL)
EVA B. WEISZ
[Signature] (SEAL)
HARRY LERNER (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 27th day of October 1983.

Notary Public for South Carolina

My commission expires 1/17/90.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of October 1983.

Notary Public for South Carolina

My commission expires 1/17/90.

[Signature]
Lily Lerner

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

RECORDED IN _____

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