

TITLE TO REAL ESTATE BY A CORPORATION

VOL 1199 PAGE 466

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO S.C.

For True Consideration See Affidavit  
Book 41 Page 1294

JUL 28 1983  
DONALD S. WATSON

KNOW ALL MEN BY THESE PRESENTS, that U.S. SHELTER CORPORATION  
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at  
State of \_\_\_\_\_ in consideration of One and No/100 (\$1.00)  
and other valuable consideration----- 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 ORCHARD PARK ASSOCIATES JOINT VENTURE

All that piece, parcel or lot of land lying and being in the City of Greenville,  
County of Greenville, State of South Carolina and being shown as 12.08 acres on  
a plat prepared by W.R. Williams, Jr., Engineer, entitled "Property of U.S.  
Shelter Corporation - Orchard Park Property" by survey dated December 15, 1982  
and last revised June 28, 1983, and having according to said survey the following  
metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Orchard Park Drive which pin  
is 535.9 feet east from the intersection of Haywood Road and Orchard Park  
Drive and running thence N 8-06 W 265.2 feet to an iron pin; thence running  
along property of Watson's Orchard N 84-07 E 910.1 feet to an iron pin;  
thence running with property of U.S. Shelter Corporation S 22-53 E 228.6  
feet to an iron pin; thence S 5-25 E 130 feet to an iron pin; thence S 15-50  
W 143 feet to an iron pin; thence S 35-45 W 428 feet to an iron pin on the  
north side of Orchard Park Drive; thence running along Orchard Park Drive,  
N 53-57 W 677 feet to an iron pin; thence N 57-32 W 95.7 feet; thence N  
69-33 W 55.4 feet to the point of beginning.

Also, a perpetual nonexclusive easement for drainage, drainage retention  
and sewer servicing purposes on and across that certain piece, parcel or  
lot of land, situate, lying and being in the State of South Carolina, County  
of Greenville, as it is more fully shown on a plat prepared by W.R. Williams,  
Jr., as referenced above, and having according to said plat, the following  
metes and bounds, to-wit:

Beginning at an iron pin located on the North Eastern right of way of Orchard  
Park Drive, said pin being located 1,685.43 feet from the intersection of  
Orchard Park Drive and Haywood Road and proceeding N 42-40 E 210.0 feet  
to an iron pin; thence N 84-28 E 29.0 feet to a point; thence N 5-32 W,  
55.0 feet to a point; thence N 47-20 W 146.0 feet to a point; thence S 42-40  
W 217.0 feet to a point; thence N 61-28 W 162.44 feet to a point, said point  
being located on the Southeastern property line of Orchard Park Apartments  
and running thence with said line S 35-45 W 49.0 feet to a point located  
on the right of way of Orchard Park Drive, said line being joint line with  
12.08 acre tract described above; thence with said right of way of Orchard  
Park Drive S 53-57 E, 321.43 feet to an iron pin, said pin being the point  
of beginning.

\*CONTINUED ON ATTACHED SHEET

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 28th day of October 1983

SIGNED, sealed and delivered in the presence of:

William P. Ballard

Jackie C. Ballard

A Corporation U.S. SHELTER CORPORATION

By: James P. Brown  
Vice-President

By: Richard Gooden  
Ass. Secretary

(SEAL)

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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 28th day of October 1983

Jackie C. Ballard (SEAL)

William P. Ballard

Notary Public for South Carolina.  
My commission expires: 5-20-93

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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