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BOOK 925 PAGE 230

FILED

STATE OF SOUTH CAROLINA
COUNTY OF LEXINGTON

1997 SEP -4 PM 5:06
RMC
JOANNE B. TRIBBLE
LEXINGTON COUNTY, S.C.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that THREE SEVENTY-EIGHT CO., INC., a South Carolina corporation, ("Grantor") in the State aforesaid, for and in consideration of the sum of Five and No/100 Dollars (\$5.00) only to it in hand paid at and before the sealing of these presents, by MALLARD LAKES POND #3 HOMEOWNERS ASSOCIATION, INC., ("Grantee") in the State aforesaid, (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said

MALLARD LAKES POND #3 HOMEOWNERS ASSOCIATION, INC.,
ITS SUCCESSORS AND ASSIGNS:

(SEE ATTACHED "EXHIBIT A" FOR PROPERTY DESCRIPTION)

This conveyance is subject to all easements, restrictions and conditions appearing of record affecting the above-described property which do not affect marketability.

Grantee's address: 1208 Washington Street
Columbia, SC 29201

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, Grantee's heirs and assigns forever.

And the said Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs and assigns, against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, THREE SEVENTY-EIGHT CO., INC., has caused these presents to be executed in its name by Woodie R. Smith, its President and Michael W. Tighe, its Secretary, and its corporate seal to be hereto affixed this 1st day of September in the year of our Lord, one thousand nine hundred and eighty-seven, and in the two hundred and eleventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

THREE SEVENTY-EIGHT CO., INC. (SEAL)

Sheri D. Koen
Sheri D. Koen

By Woodie R. Smith
Woodie R. Smith
Its President

By Michael W. Tighe
Michael W. Tighe
Its Secretary

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

PROBATE

PERSONALLY appeared before me Sheri G. Tuberville, who, on oath, says that (s)he saw the within-named THREE SEVENTY-EIGHT CO., Inc. by Woodie R. Smith, its President and Michael W. Tighe, its Secretary, sign the within Deed, and the said Corporation, by said officers, seal said Deed, and, as its act and deed, deliver the same, and that (s)he with Sheri D. Koen, witnessed the execution thereof.

Sheri G. Tuberville

SWORN to before me this 1st day of September, 1987.

Sheri D. Koen (L.S.)
Notary Public for South Carolina

My Commission Expires: 8/1/94.

EXHIBIT A

All that certain piece, parcel or lot of land, shown and designated as Pond #3 on a Bonded Plat of Site Improvements for Mallard Lakes Phase I, prepared by B. P. Barber & Associates, Inc., dated June 2, 1987, and recorded June 22, 1987, in Plat Book 216-G at page 184 in the Office of the Register of Mesne Conveyances for Lexington County, together with affiliated dam and spillway, subject to the use of said property for the installation and maintenance of water, sewer and other utility pipes and lines, said Pond #3 being more particularly described as follows: Commencing at an iron in the southern edge of the right-of-way of Deerglade Run, which iron lies N 83° 49' 24" E of an iron at the southeastern corner of the intersection of Deerglade Run and Mallard Lakes Drive, and a chord distance of Seventy-eight and Sixty-eight Hundredths (78.68) therefrom; thence turning and running S 83° 09' 29" E a distance of Thirty-five and Seventy-one Hundredths (35.71) feet to an iron; thence turning and running S 79° 06' 33" E a distance of Ninety-three (93.00) feet to an iron; thence turning and running S 72° 45' 19" E a distance of Forty-two and Forty-eight Hundredths (42.48) feet to an iron; thence turning and running S 43° 54' 09" W a distance of Eighty-five (85) feet to an iron; thence turning and running S 26° 20' 53" E a distance of Ninety (90.0) feet to an iron; thence turning and running S 13° 03' 11" E a distance of Seventy (70.0) feet to an iron; thence turning and running S 29° 25' 04" E a distance of Seventy and Eighteen Hundredths (70.18) feet to an iron; thence turning and running S 38° 04' 32" E a distance of Seventy-five (75.0) feet to an iron; thence turning and running S 42° 25' 29" E a distance of One Hundred Seventy (170.0) feet to an iron; thence turning and running S 52° 01' 53" E a distance of One Hundred Ten (110) feet to an iron; thence turning and running N 44° 29' 57" E a distance of Seventy-eight (78) feet to an iron; thence continuing along said same bearing N 44° 29' 57" E a distance of Sixty-eight and Three Hundredths (68.03) feet to an iron; thence turning and running S 07° 27' 13" E a distance of Four Hundred Twenty-six and Fifty-one Hundredths (426.51) feet to an iron; thence turning and running S 79° 15' 50" W a distance of Forty-seven and Forty-eight Hundredths (47.48) feet to an iron; thence turning and running N 21° 52' 24" W a distance of One Hundred Forty (140.00) feet to an iron; thence turning and running N 89° 40' 20" W a distance of Sixty (60.00) feet to an iron; thence turning and running N 68° 22' 48" W a distance of Eighty (80.00) feet to an iron; thence turning and running N 56° 53' 00" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 59° 32' 31" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 24° 43' 50" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 15° 23' 30" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 26° 24' 59" W a distance of Seventy (70.00) feet to an iron; thence turning and running N 40° 48' 42" W a distance of Seventy-five (75.0) feet to an iron; thence turning and running N 66° 28' 30" W a distance of Eighty (80.0) feet to an iron; thence turning and running S 59° 27' 50" W a distance of Eighty-eight and Ninety-nine Hundredths (88.99) feet to an iron; thence turning and running N 18° 12' 04" W a distance of One Hundred Fifteen and Forty-nine Hundredths (115.49) feet to an iron; thence turning and running N 05° 14' 12" W a distance of Twenty-five and Ninety-four Hundredths (25.94) feet to an iron; thence turning and running N 02° 52' 10" W a distance of Forty-four and Five Hundredths (44.05) feet to an iron; thence turning and running S 86° 16' 07" E a distance of One Hundred Twenty-nine and Seven Hundredths (129.07) feet to an iron; thence turning and running N 08° 36' 54" E a distance of Seventy-four and Ninety-two Hundredths (74.92) feet to an iron; thence turning and running N 13° 53' 28" W a distance of Seventy-eight and Two Hundredths (78.02) feet; thence turning and running N 36° 53' 21" E a distance of approximately Forty-eight (48) feet to an iron; thence turning and running N 49° 36' 13" W a

distance of One Hundred (100) feet to an iron at the point of commencement, be all measurements a little more or less.

This being a portion of the property heretofore conveyed to Three Seventy-Eight Co., Inc., by Deed of Sun Properties of Columbia, Inc., dated February 6, 1986, and recorded February 7, 1986, in Deed Book 784 at page 166 in the Office of the Register of Mesne Conveyances for Lexington County.

Tms# 4300-03-030