

STATE OF SOUTH CAROLINA, }  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Traxler Real Estate Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One (\$1.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto S. L. Wilbanks, Mrs. S. L. Wilbanks and Lois E. Wilbanks, their Heirs and Assigns Forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 109 of Augusta Road Ranches as shown on plat made by Dalton & Neves in April 1941, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "L", Pages 52 and 53, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Northern side of Beck Avenue, joint Southern corner of Lots Nos. 108 and 109, and running thence with the dividing line of said lots, N. 0-13 W. 316.9 feet to an iron pin; joint Northern corner of Lots Nos. 108 and 109; thence with the rear line of Lot No. 109 N. 72-28 E. 62.8 feet to an iron pin, joint Northern corner of Lots Nos. 109 and 110; thence with the dividing line of said lots, S. 0-13 E. 335.6 feet to an iron pin on Beck Avenue; thence with Beck Avenue S. 89-47 W. 60 feet to the point of beginning.

The above described lot is subject to restrictions recorded in the R. M. C. Office for Greenville County, South Carolina, in Book 231, page 298, and said restrictions are hereby incorporated into this deed by reference.

The above described lot was conveyed to Traxler Real Estate Company by deed of Sarah R. Beck dated August 1, 1942, prior to the said conveyance the corporate charter of the Traxler Real Estate Company was surrendered. Its directors as liquidating trustees therefore completed this purchase from Sarah R. Beck under the contract which was in existence prior to the surrender of its charter and said deed was taken in connection with the winding up of the affairs of this corporation. Therefore the said lot was conveyed to the grantees herein by deed recorded in Vol. 266, at page 296, but the directors as liquidating trustees of Traxler Real Estate Company failed to sign the deed and some question has been raised as to the sufficiency of said conveyance, therefore, this deed is made for the purpose of correcting any defects that there may be in the title due to the failure of the said directors to convey as liquidating trustees.