

TITLE TO REAL ESTATE BY A CORPORATION 3 27 PM '73

By appropriate amendment, dated December 6, 1946, to its Charter the name Traxler Co., Greenville, S. C. was changed to United States Stores, Inc.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that ---United States Stores, Inc.---

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 No/100 (\$1.00)----- 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, David G. Traxler, Sr. and Emily T. Purdum, as Trustees, under Agreement dated May 19<sup>th</sup>, 1973:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being situate on the Southeasterly side of Woodland Way, within the City of Greenville, South Carolina, being known and designated as that portion of the Northern one-half (1/2) of Lot No. 210, adjacent to the Southeastern line of Lot No. 209, according to plat of Cleveland Forest, prepared by Dalton & Neves, in May, 1940, as revised through October, 1950, as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "M" at Pages 56 and 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Woodland Way, at joint front corner of Lots Nos. 209 and 210; thence along the joint line of the said Lots, S. 74-29 E. 250.4 feet to an iron pin at joint rear corner of Lots Nos. 209 and 210 on the Northwest side of a 20 foot alley; thence along said alley, on an angle, the chord of which is S. 8-33 W. 17.75 feet to an iron pin on the rear line of Lot No. 210; thence on a straight line through Lot No. 210, N. 75-46 W. 246.4 feet to an iron pin on the front line of Lot No. 210 on the Southeast side of Woodland Way; thence along said Woodland Way, N: 1-14 E. 25 feet to an iron pin at joint front corner of Lots Nos. 209 and 210, the point of beginning. - 500-671-1-42

The herein named grantees are to pay the 1973 taxes on the abovedescribed property. The abovedescribed property is subject to restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume "K" Pages 47 and 90. Said property is further restricted in that no residential building may be built thereupon costing less than \$17,500.00, nor nearer than 100 feet to the street line. Any residential building built upon the said lot shall face onto Woodland Way.

It is understood and mutually agreed by the grantor and grantee that the property herein conveyed shall be used only or sold as an adjoining part of Lot No. 209 or major portion thereof, or as an adjoining part of Lot No. 210.

This conveyance is made pursuant to separate written Trust Agreement, dated May 19<sup>th</sup>, 1973, between the grantor and grantees herein. Among other things, the said Agreement authorizes the said Trustees to sell, lease, exchange, mortgage, pledge, retain, donate or otherwise dispose of the whole or any part of the said property, specifically relieving any purchaser from or lender to the said Trustees of the obligation of seeing to the application of the proceeds of any sale or loan hereon. Further, under the said Agreement the surviving Trustee is fully authorized and empowered to exercise the duties and authorities granted to the said Trustees jointly.

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)' 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)' 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 19<sup>th</sup> day of MAY, 1973

SIGNED, sealed and delivered in the presence of:

UNITED STATES STORES, INC. (SEAL)

A Corporation

By:

Loetta S. Swanner

David G. Traxler, Sr.  
President

Lawton Pitta Langston

Byrd Traxler  
Secretary

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 19<sup>th</sup> day of MAY, 1973

Lawton Pitta Langston (SEAL)

Loetta S. Swanner

Notary Public for South Carolina.

My commission expires:

5/27/78

RECORDED this 10th day of July 1973, at 3:27 P.M., No. 833

500-671-1-42