

FILED
GREENVILLE CO. S.C.
1 07 PM '73
J. S. TANKERSLEY
R.M.C.

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomas, Lawyers Building, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Ellen H. Townes, Trustee

in consideration of Ten and No/100----- 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 Threatt-Maxwell Enterprises, Inc., its successors and assigns, forever: all my right, title, and interest to the following described property: ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, and being shown as a 155.56 acre tract of land lying on the South side of the Old Easley Hwy. (Alternate Hwy. 123) and on the north side of the Easley Bridge Road (U.S. Hwy. 123) and is bounded in part on the east by Brushy Creek and being shown more fully on a plat entitled Survey of the Townes Property, said plat being dated Feb. 14, 1973, made by Piedmont Engineers, Architects and Planners and recorded in the RMC Office for Greenville County in Plat Book 4Z at Page 42 and 43.

This deed is being executed for the purpose of clearing up any question concerning the title to the above property. Ellen H. Townes conveyed a tract of land (including the above tract) to Mary T. Nyland, Fritz C. Nyland, Ellen T. Taylor, R. K. Taylor, Jr., Henry K. Townes, Jr., Marjorie C. Townes, Charles H. Townes, Frances B. Townes, Aurelia Schawlow, Arthur L. Schawlow, George F. Townes, Laura J. Townes by deed recorded in Deed Book 613 at Pg. 235 on Dec. 31, 1958. It was her intention at that time to convey her individual interest and the interest which she had as trustee to the beneficiaries of the Trust (the parties named above) pursuant to Will of H.K. Townes as is more fully shown by a Probate File in the Probate Court of Gvl. County in Apt. 684, File 17. However, Ellen H. Townes did not sign the above deed in her capacity as trustee, so this deed is to convey any interest which she may have as trustee, to the present owners. Mary T. Nyland, et. al. conveyed the property to Paramount Builders, Inc. by deeds recorded in Deed Book 976 at pgs. 201, 202, 203, 204, 205, 206, and 228 and Paramount Builders, Inc. thereafter conveyed the above described property to TML Corporation by deed recorded in Deed Book 982 at pg. 414. The beneficiaries of the Trust have already received full consideration for the conveyance aforementioned.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 12th day of December 19 73

SIGNED, sealed and delivered in the presence of:
[Signature]
[Signature]

[Signature]
Ellen H. Townes, Trustee (SEAL)

(SEAL)

(SEAL)

(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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of December 10 73.

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8-4-77

[Signature]

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, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 10

(SEAL)
Notary Public for South Carolina.
My commission expires: _____

RECORDED this DEC 10 1973 day of 10, at _____ M., No. _____

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