

TITLE TO REAL ESTATE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 30 4 02 PM '74
DORRIS S. TANKERSLEY
R.H.C.

VOL 1003 PAGE 835

KNOW ALL MEN BY THESE PRESENTS, that BANKERS TRUST OF SOUTH CAROLINA, N.A., Trustee of the Estate of Ben C. Thornton, 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 THREE THOUSAND AND NO/100

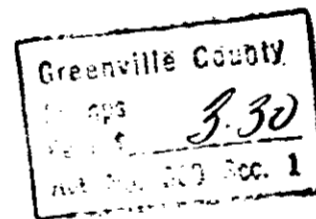
-----Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto TOM S. BRUCE, SR. and N. A. WALDROP, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with buildings and improvements thereon situate, lying and being on north side of Montgomery Avenue (sometimes referred to as Montgomery Street), just outside the corporate limits of the City of Greenville, County of Greenville, State of South Carolina, being shown as part of the property of Mrs. M. P. Landrum on plat thereof made by W. A. Hudson, Surveyor, December 6, 1902, recorded in R.M.C. Office for Greenville County, South Carolina, in Plat Book "A" at Page 120, and having the following metes and bounds, to-wit:

BEGINNING at iron pin on north side of Montgomery Avenue at corner of lot now or formerly belonging to W. T. Phillips, which point is approximately 313 feet west of the northwest corner of the intersection of Montgomery Avenue and Buncombe Street; and running thence along line of Phillips lot N 33-30 W. 100 feet to iron pin; thence S 56-30 W 50 feet to iron pin at rear corner of lot now or formerly belonging to J. A. Burns; thence along the line of that lot S 33-30 E 100 feet to joint corner of said lots on Montgomery Avenue; thence along north side of Montgomery Avenue N 56-30 E. 50 feet to beginning corner.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

- 235 - 150 - 16 - 17



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 30 day of July 19 74.

SIGNED, sealed and delivered in the presence of:

Bonnie M. Morris
Carolyn Woodhall

BANKERS TRUST OF SOUTH CAROLINA, N.A.,
Trustee of Estate of Ben C. Thorn- (SEAL)
A Corporation ton
By: Arthur J. Bridges
President Vice President and Senior Trust Officer
Therese J. Cash
Secretary Trust Officer

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 30 day of July 19 74.

Bonnie M. Morris (SEAL)

Notary Public for South Carolina.
My Commission Expires: ~~11/1/80~~ 12/15/77

RECORDED this 30 day of JUL 30 1974 19 74 at Greenville M., No. 2869

4328 RV-2