

TITLE TO REAL ESTATE BY A CORPORATION

GREENVILLE CO. S. C.

1005 348

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Bankers Trust of South Carolina, N. A. (Successor in interest by merger to The Peoples National Bank, Greenville, South Carolina), as Executor of the Estate of Cora J. Garlington, Deceased,

KNOW ALL MEN BY THESE PRESENTS, that

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 Thirty-two Thousand Five Hundred and No/100 (\$32,500.00) ----- 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 Kenneth E. Nye and Fayma J. Nye, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being on the North-eastern side of Lanneau Drive in the City of Greenville, State of South Carolina, being known and designated as Lot No. 26 on Plat entitled "Estate of John T. Jenkinson", dated July, 1932, prepared by Dalton & Neves Co., Engineers, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book H, Page 207, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Lanneau Drive at the joint front corner of Lots 26 and 27 and running thence along the line of Lot No. 27, N. 26-54 E. 184.3 feet to an iron pin; thence S. 50-56 E. 80 feet to an iron pin at the joint rear corner of Lots Nos. 25 and 26; thence along the line of Lot No. 25, S. 31-22 W. 170.9 feet to an iron pin on the Northeastern side of Lanneau Drive; thence along the Northeastern side of Lanneau Drive, N. 60-49 W. 65 feet to the point and place of beginning.

The premises hereinabove described are conveyed subject to all applicable recorded restrictions, easements and rights-of-way and to all zoning regulations which may affect the same.

This is the identical property conveyed to Cora J. Garlington by Deed of Charles M. Jenkinson, et al., dated November 17, 1932, and recorded on November 18, 1932, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 168 at Page 95. The said Cora J. Garlington died testate on April 6, 1974, and, under the provisions of her Will, gave The Peoples National Bank of Greenville, South Carolina, now by merger, the grantor herein, the full power to sell and convey said real estate described hereinabove. (See Apartment 1328, File 20, Office of the Probate Court for Greenville County, South Carolina)



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, ~~against the grantor and the grantor's successors in office.~~

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 19th day of August 19 74 BANKERS TRUST OF SOUTH CAROLINA, N.A., AS EXECUTOR OF THE ESTATE OF CORA J. GARLINGTON, DECEASED (SEAL)

SIGNED, sealed and delivered in the presence of:

Michael Plummer
James L. Beck

By: *James L. Beck, Trust Officer*
President
Walter J. ... Trust Officer
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Greenville County
3575

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 19th day of August 19 74
Michael Plummer (SEAL)
Notary Public for South Carolina
My commission expires: 8/12/80

RECORDED this day of AUG 21 1974 at 4:36 P. M., No. 5119

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