

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that MILDRED E. NIX in consideration of TEN AND NO/100 (\$10.00) DOLLARS, to the grantor in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto BANKERS TRUST OF SOUTH CAROLINA, N.A., AS TRUSTEE under Agreement with Mildred E. Nix dated September 18, 1974:

ALL that certain piece, parcel or tract of land situate, lying and being on the western side of Augusta Road, which is now Federal Highway No. 25, about 3-1/2 miles south of the City of Greenville, in the County of Greenville, South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a point in center of said Highway on line of Sullivan property, iron pipe offset 27 feet, and running thence with center of Highway S. 1-00 E. 500 feet, pipe offset 25 feet; thence S. 89-00 W. 481.5 feet to center of Old Augusta Road, iron pipe offset 25 feet; thence with center of Old Augusta Road N. 15-11 E. 200 feet; thence N. 24-46 E. 200 feet; thence N. 49-06 E. 126.2 feet to an iron pipe in center of Old Highway; thence S. 29-05 E. 45.4 feet to an iron pipe; thence with Sullivan line N. 66-42 E. 235 feet to the center of Augusta Road. — 157 - 252 - 1 - 2

Being the same property conveyed to the Grantor herein by Deed of Maude W. Elrod dated August 25, 1939, and recorded in the R.M.C. Office for Greenville County in Deed Book 213 at Page 260.

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 and the Grantee's successors and assigns forever in trust. And the Grantor does hereby bind the Grantor and the Grantor's heirs and executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Grantee herein is authorized in its absolute discretion with respect to the above described property, to exercise all of the rights, powers, authority and privileges granted to the Trustee under that certain Trust Agreement between Mildred E. Nix and Bankers Trust of South Carolina, N.A., dated September 18, 1974, including but not limited to the power to sell or dispose of or grant options to purchase said property for cash or upon credit; to exchange said property for other property at such time and upon such terms and conditions as the Trustee may deem best, and no person dealing with the Trustee shall be bound to see to the application of any moneys paid; and to encumber, lease or mortgage said property for a term within or extending beyond the