

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY

Emma Lee S. Goggin, Tommie Lee S. Burgess and Bank of Greer as executor of the estate of Thomas L. Smith hereafter referred to as Grantor, in consideration of the sum of Eleven Thousand Five Hundred Eighty-Five (\$11,585.00) DOLLARS, paid to Grantor by Tom Duncan hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns forever:

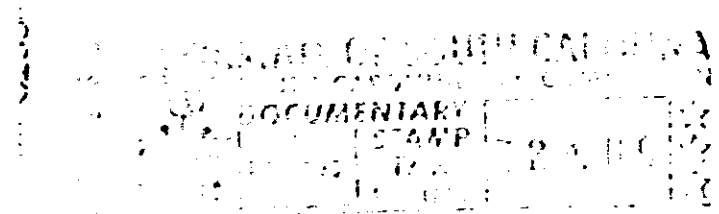
ALL that piece, parcel or lot of land situate, lying and being on the west side of Trade Street in the City of Greer, Chick Springs Township., State of South Carolina and having the following metes and bounds to wit:

BEGINNING at a point on the west side of Trade Street, 108 feet from the northwestern corner of Randall and Trade Streets and running thence S. 79-48 W. 110.7 feet, more or less, to a point on a 12 foot alley; thence with said alley N. 9-46 W. 25.15 feet to a point; thence N. 79-48 E. 110.7 feet to a point on Trade Street; thence with Trade Street S. 9-46 E. 25.15 feet to the beginning corner. Being bounded by property now or formerly of Earline C. Lanford on the north; by property now or formerly of Dan D. Davenport on the south; an alley on the west and Trade Street on the east.

-11-285-G-20-6-13

This conveyance is made subject to all restrictions, easements, rights-of-way, the lease agreement between Grantors and Smith & James, Inc., or other encumbrances of any kind of record. All taxes, lease payments and insurance obligations are to be pro-rated as of the date of closing.

This is the same lot of land conveyed by L. M. Davenport to Thomas L. Smith, by deed recorded in Volume 175 at page 270, R.M.C. Office for Greenville County.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 24th day of MARCH, 1980.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Rosemary Hitch, Dawn Simpson.

Emma Lee S. Goggin (Seal), Tommie Lee S. Burgess (Seal)

BANK OF GREER executor of estate of Thomas L. Smith By: M. C. Dacus-Senior Vice President (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY By: Betsy S. Couch (SEAL) Betsy S. Couch-Trust Admn. Asst.

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 24th day of March, 1980 Rosemary Hitch (Seal) Notary Public for South Carolina

My Commission expires January 1, 1978 6/15/89

STATE OF SOUTH CAROLINA, NOT APPLICABLE - GRANTORS FEMALES AND INSTITUTION RENEUNCIATION OF DOWER GREENVILLE COUNTY

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____ (Seal) Notary Public for South Carolina

My Commission expires January 1, 197____

Recorded this _____ day of _____, 19____, at _____ M., No. _____

0.836

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