

TITLE TO REAL ESTATE--Law, Thornton, Arnold & W... 410 E. Washington St., Greenville, S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Grantees' Mailing Address
40 Rutherford Road
Box 3646
Greenville, S.C. 29602

KNOW ALL MEN BY THESE PRESENTS, that MARGARET B. TRAMMELL and THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA as Co-Executors and Trustees under the Will of W. Harrison Trammell, Jr.

in consideration of One Hundred Twenty Thousand and no/100 (\$120,000.00)----- 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 CHESTER A. SMITH, III and MARGARET E. SMITH, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, containing 9.57 acres, situate, lying and being on the eastern side of Old Grove Road in the County of Greenville, State of South Carolina, being shown and designated on plat of Property of Chester A. Smith, III and Margaret E. Smith, dated May 21, 1980, prepared by Piedmont Engineers - Architects - Planners recorded in Plat Book 8-A at Page 9 and being described more particularly, according to said plat, to-wit:

BEGINNING at a nail and cap in the center of Old Grove Road at the joint corner of the within described property and property now or formerly of Margaret Trammell and running thence along the common line of said property S. 82-00 E. 624.1 feet to an iron pin in the common line of the within described property and property now or formerly of Harrison Trammell, Jr.; thence S. 3-26-21 E. 637.62 feet to an iron pin in the common line of property now or formerly belonging to W. H. Trammell; thence N. 87-6-50 W. 640.26 feet to a nail and cap in the center of Old Grove Road; thence along the center of said Road N. 2-09-59 W. 135.8 feet to a nail and cap; thence N. 1-10-11 W. 557.53 feet to a nail and cap, the point of beginning.

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

(continued on back)

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 30th day of May, 1980

SIGNED, sealed and delivered in the presence of:

Karen B. Conley
Betty J. Fogle

Margaret B. Trammell (SEAL)
Mike Bryant (SEAL)
Vice President and Senior Trust Officer
Mark... (SEAL)
Trust Officer
The Citizens and Southern Nat'l. Bank of S. C.
Greenville, South Carolina

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE the will of W. Harrison Trammell, Jr.

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 30th day of May, 1980.

W. H. Trammell, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER
NOT NECESSARY

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.

GI

No
M:
RF

GREENVILLE COUNTY
MAY 30 1980

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