

FILED
GREENVILLE CO. S. C.

OCT 27 3 36 PM '80

1136 Page 193

DONNA WILSON-ERSLEY
R.M.C.

Grantee's Address: c/o Furman Company, Daniel Building, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE BY A CORPORATION

COUNTY OF GREENVILLE)

For True Consideration See Affidavit

Book 40 Page 1470

KNOW ALL MEN BY THESE PRESENTS, that SOUTHERN BANK AND TRUST COMPANY, as Trustee for T. M. BAILEY, SOUTH CAROLINA NATIONAL BANK as Executor of the Estate of MARVIN P. CANNON, SR., Deceased, SOUTH CAROLINA NATIONAL BANK as Trustee for HAZEL H. CANNON under Agreement dated April 8, 1974 (assignee of Hazel H. Cannon), H. BAXTER CARPENTER, WACO F. CHILDERS, JR., TRUST COMPANY OF FLORIDA, Personal Representative of PAUL A. GUTHRIE, Deceased, W. GAINES HUGULEY, ARTHUR C. McCALL, SOUTHERN BANK AND TRUST COMPANY, as the Executor of the Estate of WAKE H. MYERS, O. NEWELL EASTLAND, J. ROBERT THOMASON, and BANKERS TRUST OF SOUTH CAROLINA and ELIZABETH W. WILSON as Co-Trustees under the Will of C. DOUGLAS WILSON, under deed dated November 18, 1969, recorded the same day in the RMC Office for Greenville County, South Carolina, in Deed Book 879 at Page 489 and under the unrecorded Agreement dated November 18, 1969 and as modified and extended by the Agreement dated June 19, 1980 and recorded in said RMC Office in Deed Book 1129 at Page 398, and under Deed of O. Newell Eastland dated October 24, 1980 recorded in said RMC Office in Deed Book 1136, Page 113, 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 Ten and No/100ths (\$10.00) 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 SIMCO, Inc., ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that certain piece, parcel or tract of land lying and being in the City of Simpsonville, State and County afore-said, being bounded on the west by the right of way of the frontage road on U. S. Highway 276, on the north by Richardson Street Extension, on the east by South Street Extension and on the south by property of Duke Power Company and property of Cen-Cor, Inc., being shown as a 59.548 acre tract on a survey made for Tenfold Partnership by Enwright Associates, Inc. dated March 7, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7Y, Page 94, to which plat reference is made for a complete metes and bounds description.

-18-877-317-1-1

This property is a portion of the 82.48 acre tract of land described in the deed from Tenfold, Inc. to Southern Bank and Trust Company as Trustee for T. M. Bailey, et al dated November 18, 1969 and recorded on the same date in the RMC Office for Greenville County, South Carolina, in Deed Book 879 at Page 489, and is the same property described in the deed from O. Newell Eastland to said Bank as Trustee recorded October 24, 1980 in the RMC Office for said county in Deed Book 1136, Page 113.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way of record affecting the above described property, and in particular to that certain temporary easement for a septic tank drain field system over a 0.46 acre portion of the above described tract granted to Cen-Cor, Inc. by deed recorded August 17, 1979 in the RMC Office for Greenville County in Deed Book 1109, Page 538. By this deed the grantor intends and does hereby grant unto grantee any and all of the reversionary interests in and to that portion of the tract herein conveyed covered by the temporary easement of Cen-Cor, Inc.

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. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY TAX STAMP
OCT 27 1980
PA 1136

GREENVILLE COUNTY
DOCUMENTARY TAX
442.20
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