

408 Sweetwater Road, Greenville, S.C. 29651
TITILE TO REAL ESTATE—Offices of Haysworth, Perry, Bryant, Marion & Johnstone, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS THAT BANKERS TRUST COMPANY, INC., a South Carolina Corporation, M. GRAHAM PROFFITT, III, and ELLIS L. DARBY, JR.

in consideration of Seventeen Thousand Five Hundred and 00/100ths (\$17,500.00)----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto CHARLES F. SIMS, JR., his Heirs and Assigns forever:

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Sweetwater Road, near the City of Greenville, South Carolina, being known and designated as Lot No. 456 on plat entitled "Map 2, Section 2, Sugar Creek," as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-X at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Sweetwater Road, said pin being the joint front corner of Lots 456 and 457 and running thence with the northwesterly side of Sweetwater Road N. 24-23-37 E., 70 feet to an iron pin; thence continuing with said road N. 25-40-13 E., 21.57 feet to an iron pin, the joint front corner of Lots 455 and 456; thence with the common line of said lots N. 63-03-10 W., 202.84 feet to an iron pin, the joint rear corner of Lots 455 and 456; thence S. 15-51 W., 101.73 feet to an iron pin, the joint rear corner of Lots 457 and 456; thence with the common line of said lots S. 65-36-23 E., 187.05 feet to an iron pin, the point of beginning.

This being a portion of the property conveyed to Grantors herein by deed of Bankers Trust of South Carolina and Beatrice M. Collett, Co-Trustees under the Will of Raymond Leonard Collett, dated March 1, 1978, recorded in Deed Book 1074, Page 790, in the RMC Office for Greenville County, South Carolina, on March 6, 1978.

This property is conveyed subject to all restrictions, setback lines, roadways, easements, and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described, and a 25-foot sanitary sewer easement across rear lot line, and a 10-foot drainage easement along side lot line as shown on the recorded plat.

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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(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors 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 29th day of

JANUARY 1981
BANKERS TRUST COMPANY, INC.
BY: [Signature] SEAL
M. Graham Proffitt, III SEAL
Ellis L. Darby, Jr. SEAL

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

STATE OF SOUTH CAROLINA
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PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29th day of January, 1981

[Signature] SEAL
Notary Public for South Carolina
My commission expires 5-9-82

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

I, the undersigned Notary Public, do hereby certify that as far as I 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, fraud or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or 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 referred.

GIVEN under my hand and seal this

29th day of January, 1981.
[Signature] SEAL
Notary Public for South Carolina
My commission expires 5-9-82

RECORDED JAN 29 1981

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