

GRANTEE'S ADDRESS: 1204 WOODLARK DR., BERKELEY HILLS, CAL. 90210

TITLE TO REAL ESTATE BY A CORPORATION - Offices of Leathers, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DOAN L. WAINWRIGHT
J. WAINWRIGHT

1110-111

KNOW ALL MEN BY THESE PRESENTS, that SIMCO, Inc.

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 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

HELGA RUTH PONDER, AS TRUSTEE of each of the following testamentary trusts of Max P. Ponder and her successors and assigns, to have as trustee of each such trust the undivided interest herein specified and to hold the same as a tenant in common for each such trust:

- Trust A for the benefit of Helga Ruth Ponder (an undivided 15% interest);
- Trust B-1 for the benefit of Margit Ruth Levy (an undivided 17% interest);
- Trust B-2 for the benefit of Marcit Ruth Levy (an undivided 17% interest);
- Trust B-1 for the benefit of Frank Allan Ponder (an undivided 17% interest);
- Trust B-2 for the benefit of Frank Allan Ponder (an undivided 17% interest); and
- Trust B-2 for the benefit of Renee Bernice Ponder (an undivided 17% interest)

ALL those certain pieces, parcels or lots of land situate, lying and being in the City of Simpsonville, County of Greenville, State of South Carolina on the southern side of Richardson Street Extension near the intersection of said street with U. S. Highway 276 Frontage Road being shown and designated as Lots 10 and 11 on a plat of Park 276 East, Section I, by Enwright Associates, Inc. dated November 14, 1980, revised February 19, 1981, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7X, Page 81, to which plat reference is made for a complete metes and bounds description.

18(879) 319-1-10, 11

The above described property is a portion of that conveyed to the grantor herein by deed of Southern Bank and Trust Company as Trustee for T. M. Bailey, et al recorded October 27, 1980 in the RMC Office for Greenville County in Deed Book 1137, Page 196.

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way of record affecting the above described property.



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)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

assigns

IN WITNESS whereof the grantor has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, this 16th day of March, 1981.

SIGNED, sealed and delivered in the presence of:

SIMCO, INC.
A Corporation

SEAL

Inna Kugel

President

Secretary

Handwritten signature of Inna Kugel

CGTO 7 APR 13 1981 1429

STATE OF NEW YORK
COUNTY OF New York

PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named Corporation duly organized and its principal office located at the address stated in the within Deed and that she, with the other undersigned, witnessed the execution thereof.

SWORN to and before me this 16 day of March, 1981.

DOLORES J. CARLSON
Notary Public for the State of New York
No. 44024300
Term Expires 12/31/83

RECORDED APR 13 1981 of 12:46 P. M. No. 25615

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