

GRANTEE'S ADDRESS: 217 East Coffee Street, Greenville, SC 29601
TITLE TO REAL ESTATE BY A CORPORATION—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

FILED
STATE OF SOUTH CAROLINA CO. S. C. 41 207
COUNTY OF GREENVILLE JUL 29 12 25 PM '81 BOOK 1152 PAGE 567

LEATHERWOOD, WALKER, TODD & MANN

SOUTHERN BANK & TRUST CO., AS EXECUTOR AND TRUSTEE
KNOW ALL MEN BY THESE PRESENTS, THAT DONNIE S. TANKERSLEY, USA
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/100-----Dollars,
and other valuable consideration,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto COFFEE ST. REALTY CO., a South Carolina corporation, its successors and assigns
forever:

ALL of its right, title and interest, the same being an undivided one-half interest
in and to that certain piece, parcel, or lot of land situate, lying and being on the
eastern side of North Spring Street at the intersection of North Spring Street with
East North Street in the City of Greenville, Greenville County, South Carolina, and
having the following metes and bounds according to plat entitled "Property of Coffee
Street Realty Company" dated July, 1981 by Dalton & Neves Co., Engineers.

BEGINNING at an iron pin at the intersection of the eastern right of way of North
Spring Street with the southern right of way of East North Street at the corner of
property now or formerly owned by KITNOE, a South Carolina partnership, and running
thence with the line of said KITNOE property, S. 21-00 W. 82.4 feet to an old fence
post at the corner of other property owned by Coffee St. Realty Co.; thence with the
line of said other property of Coffee St. Realty Co., N. 69-13 W. 40.73 feet to an
iron pin on the eastern right of way of North Spring Street; thence with the eastern
right of way of North Spring Street as the line, N. 42-21 E. 18.85 feet to an iron
pin; thence N. 48-32 E. 73.39 feet to the Point of Beginning, and being the same
property conveyed to Joseph Decherd Guess by Deeds of Prudential Insurance Co. of
America, recorded March 26, 1936 in Deed Book 186, Page 203; Deed of W. McNeill
Carpenter, recorded March 29, 1936 in Deed Book 151, Page 277; and Deed of The Peo-
ples National Bank of Greenville, Executor of the Estate of E. W. Carpenter, re-
corded October 21, 1943 in Deed Book 257, Page 313; less the portion conveyed to the
South Carolina Highway Department by a Right of Way easement of T. G. Goldsmith and
J. D. Guess in June of 1975 in connection with State Highway Project No. A-649.

Joseph Decherd Guess died on April 25, 1981, leaving a Will dated August 13, 1976
which was admitted to probate and is on file in the Greenville County Probate Court
in Apt. 1653, File 15. Southern Bank & Trust Co. is the duly appointed Executor
and Trustee under said Will.

26(500) 43-2-2.1 (NOTE)

The Grantor herein also grants, bargains, sells and releases unto the Grantee herein
all of its right, title and interest, if any, in and to the land subject to the afore-
said highway Right of Way Easement.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
JUL 29 31 TAX \$ 08.00

GREENVILLE COUNTY
9 2 5 8
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 29 '81 \$ 04.40

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 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(s) heirs or successors.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 29 day of July 1981. SOUTHERN BANK & TRUST CO., as Executor and
Trustee Under the Will of Joseph Decherd Guess
SIGNED, sealed and delivered in the presence of: A Corporation (SEAL)
By: _____
President - Trust Officer

Mary C. Goldsmith
Frank R. Prattabhan

And: _____
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as its act and deed, deliver the within written Deed and that (s)he, with the other
witness subscribed above, witnessed the execution thereof.

SWORN to before me this 29 day of July 1981
Frank R. Prattabhan (SEAL)

Notary Public for South Carolina.
My commission expires: _____

RECORDED this 29th day of July 1981, at 12:25 P/ M., No. _____

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