CO.S.

SEP 3 16 54 AM '82

SONNI - TANKERSLEY

Route 3, Box 144 Vet 1173 PLS 333

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

WHEREAS, A. L. Southern, also known as Andy L. Southern, late of Greenville County, South Carolina, died intestate on March 24, 1981 leaving as his sole heirs-at-law Jackie S. Oxendine, Dale Turner, Mackey Southern, Sandra Moon, Patricia Brown, Mattie Nix, Eva Elizabeth Hart, Verdie Ross, Carrie Rhodes, Steve Southern, Betty Shelton, William L. Southern, and Cleodis Southern, all as will more fully appear by reference to the Estate of Andy L. Southern filed in the Probate Court for Greenville County in Apartment 1672, File 21; and

WHEREAS, prior to his death, the said A. L. Southern sold to Stephen Junior Southern 0.488 acres located on Southern Road, near Berry Mill Road, in Greenville County, South Carolina, and shown on plat of property of A. L. Southern by H. S. Brockman, RLS, dated September 5, 1972, but prior to his death, had never executed a deed of conveyance of said property to Stephen Junior Southern; and

WHEREAS, although legal title to said property remains in the heirs of A. L. Southern, but the equitable, beneficial and true ownership thereof belongs to Stephen Junior Southern and the parties hereby desire to convey fee simple absolute ownership to Stephen Junior Southern in order to reflect the true ownership of said property in him, NOW, THEREFORE, (34.3-1-12.9)

KNOW ALL MEN BY THESE PRESENTS that Jackie S. Oxendine, Dale Turner, Mackey Southern, Sandra Moon, Patricia Brown, Mattie Nix, Verdia Ross, Carrie Rhodes, Eva Elizabeth Hart, Betty Shelton, William L. Southern and Cleodis Southern, in consideration of the sum of Five and No/100 (\$5.00) Dollars and love and affection, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto STEPHEN JUNIOR SOUTHERN, his heirs and assigns forever, the following described property:

ALL that certain piece, parcel or lot of land, together with all of the improvements located thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the easterly side of Southern Road, near Berry Mill Road, containing 0.488 acres, and being shown as Tract 2 on a plat of property of A. S. Southern, by H. S. Brockman, RLS, dated September 5, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Southern Road, at the joint front corner of Tracts 2 and 3, and thence running along the joint common corner of Tracts 2 and 3 N.50-35 E. 125.3 feet to an iron pin on line of Tract 4, joint rear corner of Tracts 2 and 3; thence along common line with Tract 4, S.31-00 E. 138.8 feet to an iron pin; thence continuing with the rear line of Tract 4, N.56-15 E. 46.8 feet to an iron pin on line of property of Harold Southern; thence along Harold Southern line, S.30-00 E. 40.2 feet to an iron pin, joint rear corner with Tract 1; thence along the common line of Tracts 1 and 2, S.43-20 W. 121 feet to a nail in Southern Road, joint front corner of Tracts 1 and 2, iron pin back at 10 feet; thence through Southern Road, N.47-00 W. 200 feet to a nail and cap, the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

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