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GRANTEES' ADDRESS: P. O. Box 6266, Greenville, SC 29606

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS that JOHN D. PELLETT, JR., as Trustee of the residuary trust under the Will of John D. Pellett, deceased, in consideration of the premises hereinafter cited, has granted, bargained, sold, and released and by these presents does grant, bargain, sell and release unto JOHN D. PELLETT, JR. and ALLEN B. PELLETT, their heirs and assigns forever, in equal shares, the following described property:

An undivided one-half interest in and to all that certain piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being on the western side of Laurens Road (Highway 276) in the City of Greenville, Greenville County, South Carolina, having the following metes and bounds according to plat entitled "Property of Elizabeth Beattie Smith" dated February 1927 by Dalton and Neves, recorded in Plat Book H, Page 99:

BEGINNING at an iron pin on the western side of Laurens Road at the joint front corner of Lots 7 and 8 as shown on the above referred to plat and running thence S. 31-35 E. 168 feet to a point; thence running S. 8-25 W. 735 feet to a point; thence N. 7-17 E. 189 feet to a point; thence N. 36-10 E. 32.8 feet to a point; thence N. 10-07 E. 200 feet to a point; thence S. 31-35 E. 150 feet to a point; thence N. 58-25 E. 435 feet to an iron pin on Laurens Road and being all of Lots 8 and 9, and part of Lots 10 and 17, as shown on the aforesaid plat.

This is the same property conveyed to the Grantor herein by Deed of John D. Pellett, Jr. as Executor of the Last Will and Testament of John D. Pellett, deceased recorded February 15, 1978 in Deed Book 1073 at Page 690, Greenville County R.M.C. Office.

This property is conveyed subject to existing easements, restrictions and rights-of-way upon or affecting said property. 15(500)263-1-22.1

This property was owned by John D. Pellett at the time of his death on February 15, 1977 and was a part of the residuary trust created under the Will of John D. Pellett dated April 8, 1971 which is on record in the Greenville County Probate Court in Apt. 1456 at File 22. Said residuary trust terminated upon the death of the Testator's wife, Marguerite W. Pellett, on December 12, 1982. This conveyance is made pursuant to the terms and provisions of said Last Will and Testament of John D. Pellett and for the purpose of carrying out the terms of said Will.

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 said premises unto the said John D. Pellett, Jr. and Allen B. Pellett, their heirs and assigns forever. And, the Grantor does hereby bind the Grantor and the Grantor's successors and assigns to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' heirs and assigns against the Grantor and the Grantor's successors.

LEATHERWOOD, WALKER, TODD & MANN

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