

GRANTEE'S ADDRESS: Joseph A. Tolbert, P. O. Box 113, Flat Rock, NC 28731

TITLE TO REAL ESTATE--Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

GRANTEE'S ADDRESS: Margaret Tolbert Foster, 202 Dellwood Dr., Greenville, SC 29609

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

VOL 1201 PAGE 941

KNOW ALL MEN BY THESE PRESENTS that JOSEPH A. TOLBERT and MARGARET T. FOSTER, as Trustees Under Agreement of Trust dated December 22, 1980 with Margaret S. Tolbert

in consideration of -----TEN and no/100-----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 JOSEPH A. TOLBERT and MARGARET TOLBERT FOSTER, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in Greenville County, State of South Carolina, located on the east side of Augusta Street, being known and designated as Lot No. 9 on plat as shown in Plat Book "E" on Page 136, and more particularly described as follows:

BEGINNING at an iron pin on Augusta Street, 735.3 feet from the intersection of Augusta Street and Prentiss Avenue at the corner of Lots Nos. 8 and 9, and running thence along the line of Lot No. 8, N. 42-07 E. 173 feet to an iron pin; thence still with the line of Lot No. 8, N. 41-27 E. 57 feet to an iron pin on a 15-foot alley; thence with said alley, S. 56 E. 60 feet to an iron pin at the corner of lots Nos. 9 and 10; thence with the line of Lot No. 10, S. 40-55 W. 65.8 feet to an iron pin; thence still with the line of Lot No. 10, S. 42-07 W. 173 feet to an iron pin on Augusta Street; thence with Augusta Street, N. 47-53 W. 60 feet to the beginning corner.

BEING the same property acquired by the Grantors herein by Deed of Margaret S. Tolbert dated December 22, 1980, recorded January 14, 1981 in Deed Book 1140 at Page 699, Greenville County R.M.C. Office and by Revocable Trust Agreement between Margaret S. Tolbert, as Settlor, and Joseph A. Tolbert and Margaret T. Foster, as Trustees, dated September 13, 1982, recorded September 15, 1982 in Deed Book 1173 at Page 926. Margaret S. Tolbert died on September 15, 1982 as will appear by reference to the records in the Greenville County Probate Court in Apt. 1725 at File 7. Under the terms of the aforesaid Revocable Trust Agreement, the Grantors herein are directed to convey the property to the Grantees herein.

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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 assigns, against the grantor(s) and the grantor's(s) heirs 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 2nd day of December, 1983

SIGNED, sealed and delivered in the presence of:

Joseph A. Tolbert
Margaret T. Foster

Joseph A. Tolbert (SEAL)
Margaret T. Foster (SEAL)
As Trustees under Agreement of Trust

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's (s) 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 2nd day of December, 1983

William B. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 6-23-89

Joseph A. Tolbert

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it 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, dread 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 released.

GIVEN under my hand and seal this 2nd day of December, 1983.

William B. Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 6-23-89

Rosemary S. Tolbert

RECORDED this DEC 5 1983 at 4:43 P.M., No. 17962

LEATHERWOOD, WALKER, TODD & MANN

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