

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

GRANTEE'S ADDRESS:

1114 *Laurelwood*
Greenville S.C. 29608

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KNOW ALL MEN BY THESE PRESENTS, that SMITH & BROOKS, INC., ^{JAN 9 1985} Trustee

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Fountain Inn, State of South Carolina R.M.C., in consideration of Seven Thousand Five Hundred and No/100-----(\$7,500.00)-----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 KENNETH MILLINGER STEADING and KATHY PATE STEADING, their heirs and assigns forever:

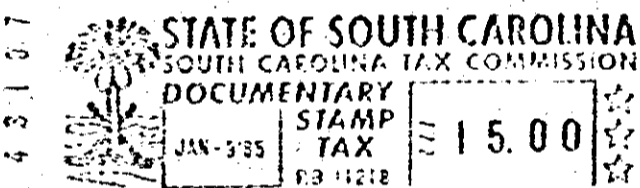
ALL that certain piece, parcel or tract of land situate, lying and being near the Town of Fountain Inn, County of Greenville, State of South Carolina, containing 3.00 acres being known as lot 12 and having, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of William St. (which iron pin has an arc distance of 1100.65 ft. from the intersection of William St. from Greenpond Rd.) running thence N. 34-10.W. 342 ft. to an iron pin; thence S. 80-28 W. 291 ft. to an iron pin; thence S. 15-37 E. 412 ft. to an iron pin on the northern side of William St.; thence along the edge of said street N. 72-13 E. 103 ft. to an iron pin; thence N. 57-18 E. 103 ft. to an iron pin; thence N. 63-23 E. 103 ft. to an iron pin; thence N. 61-10 E. 94.3 ft. to the point of beginning.

This being a portion of property conveyed to the Grantor in Trust by Trust Agreement recorded December 21, 1983 in Deed Book 1203 at Pages 50 thru 55, R. M. C. Office for Greenville County.

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record on the recorded plat(s) or on the premises, specifically those restrictions that apply to Coleman Estates as recorded in Deed Book 1867 at Page 695 on April 6, 1978, R. M. C. Office for Greenville County.

The property conveyed is intended to be only that within the metes and bounds. There has been a revision of Lot 12 which enlarges it by .72 acres. The excess .72 acres is not conveyed by this deed.



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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 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 and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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 7th day of January 1985.

SIGNED, sealed and delivered in the presence of:

Orville McKelvie
Johnny S. Pate

SMITH & BROOKS, INC., as Trustee

(SEAL)

A Corporation

By: *Walter H. Smith, Jr.*
President Walter H. Smith, Jr.
Walter H. Smith, Jr.
Secretary Walter H. Smith, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor'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 7th day of January 1985.

Orville McKelvie (SEAL)

Johnny S. Pate

Notary Public for South Carolina.

My Commission Expires: 10-2-91

RECORDED this day of JAN 9 1985, at 9:53 A/ M., No. 20370

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