

Grantee's Address:

P.O. Box 1796
Spartanburg, S.C. 29304

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE



WHEREAS, Heyward Edison Duncan, late of the County and
aforesaid, purchased a lot and building on the southeast side
of North Main Street, in the City of Greer, South Carolina, as
will more fully appear by reference to deed recorded in the Office
of the R.M.C. for Greenville County in Deed Book 281 at
Page 116; and

WHEREAS, The said Heyward Edison Duncan died testate on the
16th. day of January, 1967, leaving of force and effect his Last
Will and Testament dated January 13, 1966, duly admitted to pro-
bate in the Office of the Probate Court for Greenville County,
South Carolina, in Apartment 972, File 13; and

WHEREAS, By the term of said Will, the Citizens and Southern
National Bank of South Carolina, Greenville, S. C., and Thelma
Harley Duncan were appointed Executors and Trustees of his estate,
duly qualified and administered said estate, receiving their dis-
charge as Executors on the 23rd day of March, 1971; and

WHEREAS, By Item V of said Will, Testator willed, devised
and bequeathed one-half of his residuary estate to the Citizens
and Southern National Bank of South Carolina, Greenville, S. C.,
and Thelma Harley Duncan as Trustees; and

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WHEREAS, the lot and building hereinabove referred to (Deed
Book 281, Page 116) were included in said trust estate; and

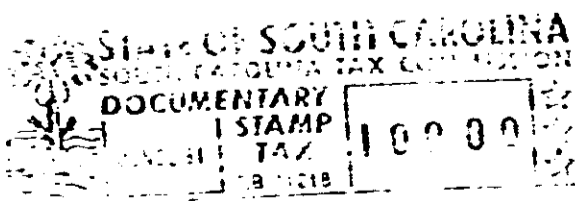
WHEREAS, Jefferson V. Smith, Jr., who owns the adjoining lot
of land with improvements thereon at the corner of North Main
Street and Jason Street, in the City of Greer, South Carolina,
conveyed a triangular strip of land off the rear of said
property to the Grantors herein as will appear by deed dated
the 10th. day of June, 1981; and

WHEREAS, The said Heyward Edison Duncan by his Will did
authorize and empower his Trustees to make sale of and convey
all his real estate or personal property upon such terms as they
deem proper and to execute good and sufficient instruments with
general warranty of title to effect the same;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That the
CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, Greenville,
S. C., and THELMA HARLEY DUNCAN, AS TRUSTEES UNDER THE WILL OF
HEYWARD EDISON DUNCAN, DECEASED, and by virtue of the power and
authority vested in them by said Will, and in consideration of the
sum of FIFTY THOUSAND AND NO/100 DOLLARS
(\$ 50,000.00) to us in hand paid by the Grantee herein, the
receipt whereof is hereby acknowledged, have granted, bargained,
sold and released, and by these presents do grant, bargain, sell,
release and convey, unto the said KING'S O K TIRE CO., INC.
its successors and assigns, the follow-
ing described property:

ALL that certain piece, parcel or lot of land, with the
improvements thereon, situate, lying and being on the south
east side of North Main Street, in the City of Greer,
South Carolina, and having the following metes and
bounds according to a plat of Neil R. Phillips dated
May 14, 1981, and recorded in the Office of the R.M.C.
for Greenville County in Plat Book 8-R at Page
60, to-wit:

REC'D JUN 23 1981



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