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TITLE TO REAL ESTATE--Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, County of GREENVILLE

OLLIE FABUS WORTH, R.M.C.

The Citizens & Southern National Bank of South Carolina, Trustee of the Profit Sharing Plan of (Modern Office Machines, Inc., Under Agreement dated (March 31, 1967

KNOW ALL MEN BY THESE PRESENTS That

a corporation chartered under the laws of the United States and having its principal place of business at Greenville in the State of South Carolina

sum of Ten and no/100 (\$10.00) Dollars and other valuable consideration to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto W. B. Simmons, his heirs and assigns:

All that certain piece, parcel or tract of land located on the southwesterly side of Woodruff Road containing 0.4754 acres, according to survey made by Dalton & Neves, Engineers, dated October, 1963, entitled "Survey for James C. White, et al." and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwesterly side of Woodruff Road at the center of the abandoned Roper Mountain Road and running thence along the center of said abandoned Roper Mountain Road S 10-33 W 71.4 feet to an iron pin in the center of abandoned Old Woodruff Road; thence along the center of the abandoned Old Woodruff Road S 63-0 E 462.1 feet to an iron pin on the southwesterly side of Woodruff Road; thence along the southwesterly side of Woodruff Road the following courses and distances: N 48-50 W 88.7 feet to an iron pin; N 51-53 W 100 feet to an iron pin; N 55-21 W 100 feet to an iron pin, N 57-47 W 100 feet to an iron pin and N 60-14 W 100 feet to an iron pin, the point of beginning.

This conveyance is made subject to all restrictions, setback lines, roadways, easements and rights-of-way affecting the above described property, including but not limited to the right-of-way and easement granted by Mrs. Dora T. Ballenger to South Carolina State Highway Department by condemnation proceedings dated June 6, 1956, settled October 1, 1957, which right-of-way covers the entire parcel hereinabove described. See Docket No. 23.391 - Rt. 146 - Tract 41, copies of which are on file in the RMC Office for Greenville County, S. C. and with the South Carolina State Highway Department at both its Greenville, S. C. and Columbia, S. C. offices.

For deeds into Grantor see Deed Book 835, page 549 and Deed Book 850, page 543, RMC Office for Greenville County, S. C.

GRANTEE TO PAY 1969 TAXES.

County Stamps Paid \$ 7.70 See Act No.380 Section 1

For True Consideration See Affidavit Book 31 Page 85



Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the grantee(s) hereinabove named, successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this the 8th day of April sixty-nine.

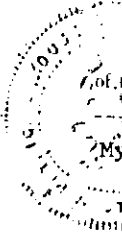
in the year of our Lord one thousand, nine-hundred and The Citizens & Southern National Bank of South Carolina, Trustee of the Profit-Sharing Plan of Modern Office Machines, Inc., Under Agreement dated March 31, 1967 (L.S.)

Signed, sealed and delivered in the presence of: [Signatures]

By [Signature] Trust Officer and [Signature] TRUST OFFICER

STATE OF SOUTH CAROLINA, County of GREENVILLE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw W.E. Power as Assistant Trust Officer and Wade H. Bryant as Trust Officer of the above named Grantor corporation chartered under the laws of the United States sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.



SWORN to before me this 8th day of April, 1969 A. D., 1969 Patricia L. House Notary Public for South Carolina My commission expires: 3-12-79

[Signature]

Recorded April 11, 1969 At 11:54 A.M. # 24334

-190-547.2-1-25.2 (PLAT TTTT-31)