

FILED  
GREENVILLE CO. S. C.  
THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
60 W. S. TANNER STREET  
GREENVILLE, S. C.

KNOW ALL MEN BY THESE PRESENTS, That John C. Cothran, Charles F. Sims, Jr. and Lewis C. Barker, Jr., Individually and as Trustees for Cothran, Sims, Barker, Incorporated, Profit Sharing

in the State aforesaid, in consideration of the sum of Twenty-four Thousand Five Hundred and No/100-----(\$24,500.00)----- Dollars

to ..... US..... in hand paid at and before the sealing of these presents by Rodney L. Beard and Brenda R. Beard

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Rodney L. Beard and Brenda R. Beard, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of Lynchburg Drive, being known and designated as Lot 13 on a plat of Section 1, Richmond Hills, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ, at page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern edge of Lynchburg Drive at the joint front corner of Lots 12 and 13, and running thence N. 60-45 W. 150 feet to a point; thence along a line of Lot 13 N. 29-15 E. 100 feet to a point; thence along a line of Lot 14 S. 60-45 E. 150 feet to a point on the northwestern edge of Lynchburg Drive; thence along the edge of Lynchburg Drive S. 29-15 W. 100 feet to the beginning corner.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

The above property is the same conveyed to the Grantors herein by deed of Tommy E. Davis recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 991 at page 690.

This deed is executed pursuant to authority contained in a Profit Sharing Agreement dated Oct. 1, 1968, executed by Cothran Sims, Barker Inc.; and John C. Cothran, Charles F. Sims Jr, and Lewis C. Barker Jr., Trustees  
The Trustees were given the following powers under paragraph 12.3, Sec (b) and (j) of said agreement

(b) " To sell any trust property, for cash or on credit at public or private sale; to exchange any trust property for other property; to grant options to purchase or acquire any trust property; and to determine the prices and terms of sale, exchanges and options; provided, no person dealing with the Trustees shall be bound to see to the application of the purchase money or to inquire into the validity, expediency, or propriety of any such sale or other disposition;

(j) " To make, execute, acknowledge, and deliver any and all documents or transfer and convey any and all other instruments that may be necessary or appropriate to carry out the powers herein granted"

Greenville County  
Stamps  
Paid \$ 26.75  
No. 380 Sec. 1

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