

TITLE TO REAL ESTATE

JUN 12 4 08 PM '78

STATE OF SOUTH CAROLINA) / DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE) / D. & D. Motors, Inc.
P.O. Box 404, Greer, S.C. 29651

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KNOWN ALL MEN BY THESE PRESENTS, that Ellen W. Kirchner, formerly Ellen W. Davenport and Bankers Trust of South Carolina (successor to the Peoples National Bank) as Co-Trustees under the Last Will and Testament of Dan D. Davenport, deceased, and Daniel Denby Davenport, Jr., George W. Davenport, Cecil W. McClimon and Edward C. Bailey, in consideration of Fifty-Five Thousand (\$55,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto D. & D. Motors, Inc., its successors and assigns forever:

ALL of that certain piece, parcel or tract of land in the State of South Carolina, Greenville County, Chick Springs Township, City of Greer, lying on the north side of Wade Hampton Boulevard (U. S. Highway No. 29) being shown and designated as Tract No. C on a plat of Burgiss Hills, Section IV, prepared by H. S. Brockman, Registered Surveyor, dated March 24, 1966, amended May 4, 1966, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 190. For a more detailed description of this tract, specific reference is made to the aforementioned plat.

This conveyance is made subject to an easement for ingress and egress, for the benefit of the owner(s) of Tract "C" or the owners of any portion thereof, along the extreme rear 178 feet of Tract "C", more particularly a strip fifty feet in width extending 178 feet in length from the common line of Tracts "B" and "C", the northern border of which shall be along the common line of Sections 3 and 4 of Burgiss Hills. Any tract owner desiring to build or construct a road or street over said easement shall be responsible for all damages, except for that which is absolutely incidental to the construction thereof. Further, anyone so constructing a road or street over or across the said easement shall be responsible for the entire costs thereof, except that the constructing party shall be reimbursed by other property owners, or owner of any portion, on a pro-rata basis, only for the portion of the street which such other property owner or owners actually use.

No building shall be erected on this tract which shall be used for the sale, storage or advertisement of alcoholic beverages of any type. This conveyance is further subject to all rights-of-way and easements of record, as shown on recorded plat(s) and as may be determined from an inspection of the premises.

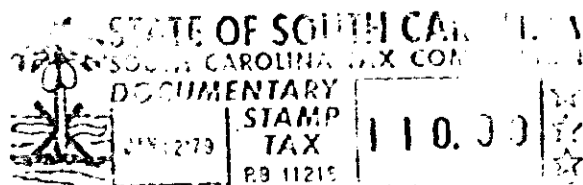
This is the identical property conveyed to Dan D. Davenport, Cecil W. McClimon, Edward C. Bailey and James A. Bailey by deed from Burgiss Hills, Inc. dated May 9, 1966, recorded in the R.M.C. Office for Greenville County on May 19, 1966 in Deed Book 798, Page 468.

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The said Dan D. Davenport died testate in September of 1969 as evidenced by his estate file recorded in the Probate Court for Greenville County in Apartment 1098, File 3. Under his Last Will and Testament the property herein was devised to Ellen W. Davenport and to the Peoples National Bank as Co-Trustees. The said Ellen W. Davenport has now remarried and is now Ellen W. Kirchner. Bankers Trust of South Carolina, by the authorized signatures of its officers affixed below, acknowledges that the trust created under the Last Will and Testament of Dan D. Davenport has not been revoked; that said trust is now existing; that Bankers Trust of South Carolina is acting as a Co-Trustee under said trust and that Bankers Trust of South Carolina is successor in interest by virtue of merger with the Peoples National Bank. Daniel Denby Davenport, Jr. and George W. Davenport join in the execution of this deed for the reason that they are now 35 years of age and under said Will the trust established for their respective benefit terminates at said age.

The aforementioned James A. Bailey died testate on September 20, 1968 as shown by his Last Will and Testament recorded in the Office of the Probate Court for Greenville County under Apartment 1046, File 23. Under his Last Will and Testament, his interest in the property above described was devised to his daughter, Catherine H. Bailey Perry. The said Catherine H. Bailey Perry died testate on June 16, 1971 as shown by her estate file recorded in the Office of the Probate Court for Greenville County in Apartment 1186, File 15. Under her Last Will and Testament, her interest in the above described property

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