

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
JUN 16 2 33 PM '83

1190-576

GRANTEE'S ADDRESS:

224 Hampton Blvd. Apt. 6
2907 Duke Hampton Blvd.
Dunell SC 29615

KNOW ALL MEN BY THESE PRESENTS, that **SMITH & BROOKS, INC., 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**, in consideration of

SIX THOUSAND FIVE HUNDRED AND NO/100 (\$6,500.00) 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

RONALD E. SIMPSON and DEBORAH C. SIMPSON, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land containing 3.03 acres and known as Lot #7 on the Southern side of Frennie Street in Coleran Estates which property may be shown on plat prepared for James A. and Donna T. Hyatt by C. O. Riddle, RLS, on June 15, 1981, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 9-U at Page 30, which lot has, according to said plat, the following metes and bounds, to-wit:

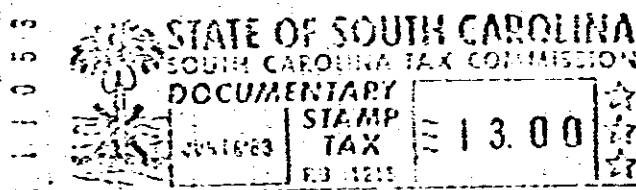
BEGINNING at an iron pin on the Southern side of Frennie Street running thence S. 13-25 E., 360.5 feet to an iron pin; thence turning and running N. 83-34 W., 356.03 feet to an iron pin; thence S. 81-45 W., 101.52 feet to an iron pin; thence turning and running N. 5-30 W., 288.54 feet to an iron pin on the Southern side of Frennie Street thence along edge of Frennie Street N. 84-30 E., 400.0 feet to point of beginning.

23(50) ^{563.2-1-15.3} _{OUT OF 563.2-1-15}

THIS being a portion of property conveyed to the Grantor in Trust by David Alvin Coliman, Jr., et al, by Trust Agreement recorded October 1, 1980 in Deed Book 1134 at Page 677 in the R.M.C. Office of Greenville County.

Although above reference to plat is entitled James A. and Donna T. Hyatt, said property was never transferred to to the Hyatts.

THIS conveyance is made subject to any restrictions, right-of-ways, or easements that may appear of record, on the recorded plat or on the premises.



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 13th day of June 19 83.

SIGNED, sealed and delivered in the presence of:

Chuck Wallace
[Signature]

SMITH & BROOKS, INC., TRUSTEE (SEAL)

A Corporation
By: Walter H Smith
President
Walter H Smith Jr.
Secretary

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 13th day of June 19 83 .

[Signature] (SEAL)
Notary Public for South Carolina.

Chuck Wallace

My Commission Expires: 10-7-85 4.0000

RECORDED this JUN 16 1983 at 2:33 P.M. JUN 16 83 M. COB

31184

5750

4328-11-21