

TITLE TO REAL ESTATE BY A CORPORATION

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Cothran, Sims, Barker, Incorporated

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Four Thousand and 00/100--- (\$4,000.00)-----Dollars, and the assumption of a mortgage as set out below

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Charles F. Sims, Jr. and Lewis C. Barker, Jr., their heirs and assigns, forever:

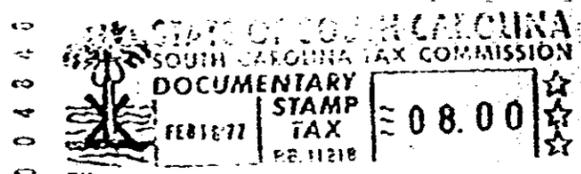
ALL that piece, parcel, or lot of land situate, lying and being on the south-eastern side of Cammer Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 34 on a plat of a subdivision known as Augusta Road Hills, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book M at Page 33, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southeastern edge of Cammer Avenue, at the joint front corner of Lots 34 and 35, and running thence along a line of Lot 35, S. 47-50 E. 165.0 feet to a point; thence along a line of Lot 58, S. 42-10 W. 60.0 feet to a point; thence along a line of Lot 33, N. 47-50 W. 165.0 feet to a point on the southeastern edge of Cammer Avenue; thence along the south-eastern edge of Cammer Avenue, N. 42-10 E. 60.0 feet to the beginning corner, and being the same property conveyed by William B. McClellan and Norma S. McClellan to Cothran, Sims, Barker, Incorporated by a deed dated November 24, 1972, and recorded in said R.M.C. Office on November 27, 1972, in Deed Book 961 at Page 266. - 519-213-6-14

As a part of the consideration for this conveyance, Charles F. Sims, Jr. and Lewis C. Barker, Jr. assume and agree to pay the balance of \$16,000.00 due on a note and mortgage executed by Cothran, Sims, Barker, Incorporated to Fidelity Federal Savings and Loan Association of Greenville, S.C., dated February 16, 1977, in the original sum of \$16,000.00, the mortgage being recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1389 at Page 363.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

The mailing address of Charles F. Sims, Jr. and Lewis C. Barker, Jr. is: 333 Wade Hampton Blvd., Greenville, S.C. 29609.



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)' 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)' 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 16th day of February 1977.

SIGNED, sealed and delivered in the presence of:

Cothran, Sims, Barker, Incorporated (SEAL)
A Corporation

Carol L. Burger
E. Randolph Stone

By: *Lewis C. Barker, Jr.*
President Lewis C. Barker, 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 its 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 16th day of February 1977
E. Randolph Stone (SEAL) *Carol L. Burger*

Notary Public for South Carolina.
My commission expires: 1-4-81

RECORDED this day of FEB 16 1977 at 12:36 P. M., No. 21636

213

0093

4328 RV-21