25 Keowee Ave
Greenville, SC

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S.C.

1056 PAGE 342

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That Bankers Trust of South Carolina, Trustee U/A of Mary Hutchings Armstrong, dated Feb. 17, 1975 hereafter referred to as Grantor, in consideration of the sum of Fifteen Thousand and No/100---------- DOLLARS, paid to Grantor by Carol Young Erskine, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, her heirs and assigns, forever:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina in North Cherokee Park, near the incorporate limits of the City of Greenville, known as Lot No. 31 on a subdivision plat made by Brodie & Bedell, Surveyors, October, 1909 and July 1913, and recorded in Plat Book "C" at page 96 in the Office of the R. M. C. for Greenville County, said lot having a frontage of 60 feet on Keowee Avenue, with a depth of 173 feet 5 inches, more or less.

This is the same property conveyed to S. A. Armstrong by the deed of Furman Carr dated January 25, 1930, recorded in the R. M. C. Office for Greenville County in Deed Bock 152 at page 142. Said property was conveyed to Mary Bertha Armstrong by the deed of S. A. Armstrong dated November 2, 1935, recorded in the R. M. C. Office for Greenville County in Deed Book J at Page 423. Under the terms of the Last Will and Testament of Mary Hutchings Armstrong (who was the same person as Mary Bertha Armstrong named in said deed), the probate of said Will being filed in the Probate Office of Greenville County in Apartment 1021, File 22, the subject property was devised and bequeath to Bankers Trust of South Carolina, as Trustee, under a Revocable Inter Vivos Trust Agreement dated February 17, 1975. This conveyance is being made by said Trustee pursuant to powers granted to it under said Trust Agreement. 519-218-3-33

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
AUG 23 '78 FEB. 11218
30.00

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 said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 25th day of August 1978

Signed, Sealed and Delivered in the Presence of

Elizabeth W. Anders

Bankers Trust of South Carolina, Trustee, U/A of Mary Hutchings Armstrong, dated February 17, 1975 (Seal)

By James P. Moore Jr. Asst. V.P. & Trust Officer (Seal)

By: Wilton H. Earle Trust Officer (Seal)

Grantor

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 25th day of August, 1978

Mary Alice Peterson (Seal)
Notary Public for South Carolina

My Commission expires ~~January 1, 197~~ August 31, 1986

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. _____ wife of the within named Grantor did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

_____ day of _____, 19____

_____ (Seal)
Notary Public for South Carolina

My Commission expires January 1, 197__

Recorded this _____ day of AUG 29 1978 19____ at 1:34 P.M. No. 16615

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