

H.O. Box 6578

GREENVILLE, S.C.

FILED GREENVILLE CO. S.C.

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAMBERLAIN, SPIDAN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA

AUG 1 12 08 PM '77

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Community Bank

in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration _____ 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 Robert M. Austell, as Trustee for Robert Lynn Yeargin and Nancy Sitton Yeargin under Trust Agreement dated March 2, 1969, as amended, his successors and assigns forever:

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being at the southern intersection of North Street and Broadus Avenue, being shown and designated as property of "The Robert Lynn and Nancy Sitton Yeargin Trust." made by Enwright Associates, Inc., dated July 5, 1977 and recorded in the R.M.C. Office for Greenville County in Plat Book 6-C at Page 40 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of East North Street at the joint front corner of property herein described and that, now or formerly, of W. W. Wilkins and running thence with East North Street, N. 80-34 E., 107.7 feet to a point; thence with Broadus Avenue S. 15-15 E., 174.6 feet to an iron pin at the edge of a driveway easement; thence with said driveway easement S. 76-52 W., 108 feet to an iron pin; thence with the joint lot line of property herein described and that, nor or formerly, of W. W. Wilkins N. 15-0 W., 181.5 feet to the beginning point. (See also plat recorded in Book 5E at Page 70 and Book A at Page 90.)

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

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This is the same property conveyed to the Grantor by deed of Broadus Properties, a general partnership, recorded August 5, 1974 in the Greenville County R.M.C. Office in Deed Book 1004 at Page 217.

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(s) do(es) hereby bind the grantor(s) and the grantor's(s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and assigns against the grantor(s) and the grantor's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of August 19 77

SIGNED, sealed and delivered in the presence of

COMMUNITY BANK (SEAL)

James C. Blakely, Jr. Elizabeth Charlene Lovell

By: [Signature] President (SEAL) [Signature] Executive Vice President (SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 1st day of August 19 77

James C. Blakely, Jr. (SEAL) Notary Public for South Carolina My commission expires: 11/9/81.

Elizabeth Charlene Lovell

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER (NOT NECESSARY)

COUNTY OF GREENVILLE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest, and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

Notary Public for South Carolina (SEAL)

My commission expires:

RECORDED this day of 19 at

RECORDED AUG 1 1977 At 12:08 P.M.

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