

P.O. Box 934  
Taylors, S. C. 29687

FILED  
GREENVILLE, C.O.S.C.

TITLE TO REAL ESTATE — Offices of William B. James and Tracy A. Jay, P.A. Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

NTC DONNIE S. TANKERSLEY  
R.H.C.

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KNOW ALL MEN BY THESE PRESENTS, that we, Edward Simpson, Sandra S. Williams, Carolyn S. Upton and Edwin S. Simpson

in consideration of One and no/100 (\$1.00) ----- Dollars,  
and the premises,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Sandra S. Williams, Carolyn S. Upton and Edwin S. Simpson, as Trustees, their successors and assigns, forever,

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on plat of Central Realty Corporation, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "P" at page 99, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwesterly side of Crain Avenue, corner of Lot No. 5; thence S. 46-45 W. 213.8 feet to a stake; thence S. 25-30 E., 62 feet to a stake; thence N. 46-15 E., 214.4 feet to a stake on Crain Avenue; thence along the line of Crain Avenue, N. 25-30 W., 60 feet to the point of beginning.

This is the identical property conveyed to Edward Simpson and Zola Simpson by deed of Roy E. Roberts, dated July 26, 1957, recorded August 6, 1957, in the RMC Office for Greenville County in Deed Book 581, at page 504. The said Zola Simpson died intestate on or about the 29th day of March, 1978, leaving the Grantors herein as her sole heirs at law, as will more fully appear from examination of Probate Court Apartment 1508, file 15. This property is conveyed to the Grantees herein in trust under Agreement dated April 10, 1978, and by the said Agreement the Trustees are to hold title to the property, to maintain the property and to pay all expenses for insurance and taxes as they accrue, and shall specifically have the right to sell and convey the property after the death of Edward Simpson under such terms and conditions as shall be acceptable to the Trustees and the purchaser(s) at said sale shall not be responsible for seeing to the disbursement of the proceeds of said sale. If one or more of the Trustees herein should predecease Edward Simpson, the survivor or survivors shall have the full authority to carry out the terms of the Trust Agreement as herein set forth.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

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

WITNESS the grantor(s)' hand(s) and seal(s) this 10th day of April, 19 78

SIGNED/ sealed and delivered in the presence of:

Sandra S. Williams (SEAL)  
Carolyn S. Upton (SEAL)  
Edwin S. Simpson (SEAL)  
Edward Simpson (SEAL)  
Sandra S. Williams (SEAL)  
Carolyn S. Upton (SEAL)  
Edwin S. Simpson (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

Subscribed to before me this 10th day of April, 19 78

William B. James (SEAL)  
Notary Public for South Carolina  
My commission expires: 6/13/79

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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, 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 10th day of April, 19 78  
William B. James (SEAL)  
Notary Public for South Carolina  
My commission expires: 6/13/79

Sandra S. Williams

RECORDED this \_\_\_\_\_ day of APR 11 1978 19 \_\_\_\_\_ at 1:41 P. M., No. 30052

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