

TITLE TO REAL ESTATE BY A CORPORATION

GRANTEES: 30 Traction Street, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that JIM WILLIAMS, INC.

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 Twenty One Thousand Nine Hundred Fifty and No/100----- (\$21,950.00)----- 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

ROBERT M. COX AND GAIL COX, their heirs and assigns, forever:

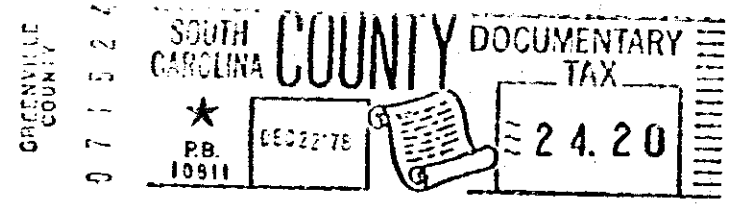
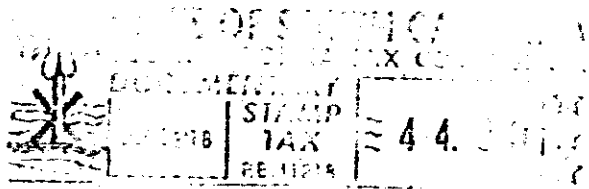
All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being Lot 12 and the greater portion of Lot 11, Block B, of property of Melville Land Company, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book A, Page 97, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the northeasterly side of Traction Street at joint corner of Lots 12 and 13 and running thence with Traction Street N. 46-15 W., 90 feet to a point, 10 feet from joint front corner of Lots 10 and 11; thence running through Lot 11, N. 43-45 E., 150 feet; thence S. 46-15 E., 90 feet; thence with the common line of Lots 12 and 13 S. 43-45 W., 150 feet to the point of beginning. — 519-119-8-12

This conveyance is made subject to all easements, restrictions, rights of way, including road rights of way, set back lines, if any, appearing of record, affecting this property.

This is the same property conveyed to the S & J Realty Company by deed of Lucia E. Christopher recorded in the R.M.C. Office for Greenville County on July 12, 1971, in Deed Book 920, Page 136.

S & J Realty Co. merged into Jim Williams, Inc. on November 3, 1976, as reflected in the R.M.C. Office for Greenville County in Deed Book 1053, Page 637.



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 21st day of December 19 78 JIM WILLIAMS, INC. (SEAL)
SIGNED, sealed and delivered in the presence of:

James M. Bidwell
Walter James Williams Jr.

A Corporation
By: James M. Bidwell
President
Walter James Williams 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 21st day of December 1978
James M. Bidwell (SEAL)

Notary Public for South Carolina.
My commission expires: 3/24/87

RECORDED this day of DEC 22 1978 at 12:37 P. M., No 15956

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