

TITLE TO REAL ESTATE BY A CORPORATION—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Grantee(s) Address: P. O. Box 3825, Greenville, S. C. 29608

129 PAGE 438

40 1354

KNOW ALL MEN BY THESE PRESENTS, that First-Citizens Bank & Trust Company of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of ONE DOLLAR (\$1.00) 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 BUXTON DEVELOPMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS

FOREVER:

ALL that piece, parcel or lot of land in Greenville County, South Carolina, being triangular in shape and containing .96 acres according to a survey for Tom S. Bruce prepared by Carolina Surveying Company dated February 27, 1978 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint corner of 1.12 acre tract and .96 acre tract and other property now or formerly of Tom S. Bruce and running thence N. 8-46 E., 136.3 feet to an iron pin; thence along the line of a 6.07 acre tract, S. 87-06 E., 619.2 feet to an iron pin in line of the above referenced 1.12 acre tract; thence along line of 1.12 acre tract, S. 80-49 W., 647.5 ft. to the point of beginning.

This is a portion of that property conveyed to the grantor by Deed of First Piedmont Bank and Trust Company recorded in Deed Book 1052 at page 811-818 in the RMC Office for Greenville County. PTOF 441-1-1.2

Also, all that piece, parcel or lot of land in Greenville County, S.C., being known and designated as a 1.12 acre tract as shown on survey for Tom S. Bruce, dated February 27, 1978 by Carolina Surveying Company and having, according to said survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of a Duke Power Co. right-of-way adjoining other property now or formerly of grantor and running thence N. 3-46 E., 74.8 feet to an iron pin; thence along the above described .96 acre tract and 6.07 acre tract as shown on said plat, N. 80-49 E., 685.6 feet to an iron pin in line of property now or formerly of Charles Marchbanks; thence along the property line now or formerly of Marchbanks, S. 3-28 W., 73 feet to an iron pin; thence with the line of other property now or formerly of grantor, S. 80-49 W., 692.7 feet to the point of beginning.

This is a portion of that property conveyed to the grantor by deed of First Piedmont Bank and Trust Company recorded in Deed Book 1052 at page 811-818 in the RMC Office for Greenville County. (CONTINUED ON BACK)

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 14th day of July 19 80

SIGNED, sealed and delivered in the presence of:

*[Signature]*  
*Judy M. Jeffers*

FIRST-CITIZENS BANK & TRUST COMPANY OF SOUTH CAROLINA (SEAL)

A Corporation

By: *[Signature]*

Vice President

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 the grantor'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 14th day of July 1980.

Notary Public for South Carolina. *[Signature]* (SEAL)

My commission expires: 6/15/89

RECORDED this 11 day of 1-1 1980, at M., No.

0.438

4328 RV-2