

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

VOL 1194 PAGE 658

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE 3

Grantee(s) Address:

KNOW ALL MEN BY THESE PRESENTS, that The Citizens and Southern National Bank of SC
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 Ninety-six thousand
and no/100ths ----- (\$96,000.00) 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 G. Dennis Sims and Kay C. Sims, their heirs and assigns forever

ALL that piece, parcel or lot of land lying and being near the Town
of Simpsonville, Greenville County, State of South Carolina and being
known and designated as Lot 341, Poinsettia Subdivision, Section 5,
and having, according to a plat prepared by Piedmont Engineers dated
July 22, 1974 and recorded in the RMC Office in Plat Book 5P at Page
34, the following metes and bounds, to wit:

BEGINNING at an iron pin at the joint front corner of Lots 340 and 341
and running thence along the common lot line S 88-56 W, 155.03 feet
to an iron pin at the joint rear corner of Lots 341 and 342; thence
S 10-58 E, 42.66 feet to an iron pin; thence S 41-00 W, 30 feet to an
iron pin; thence S 57-36 E, 165.28 feet to an iron pin in the western
side of Hillpine Drive; thence northerly along Hillpine Drive N 36-22
E, 16.31 feet to an iron pin; N 19-27 E, 76.73 feet to an iron pin;
thence N 1-46 E, 36.5 feet to an iron pin; thence N 15-26 W, 35.31
feet to the point of beginning.

DERIVATION: Deed of James A. Ferguson, Jr. and Louise M. Ferguson
recorded June 9, 1981 in Deed Book 1149 at Page 583 in the Greenville
County RMC Office.

This conveyance is subject to any and all existing reservations, easements,
rights of way, zoning ordinances and restrictions or protective covenants
that may appear of record or on the premises. 18 (899) 318.2-1-117

RECORDED IN DEED BOOK 1149 PAGE 583
GREENVILLE COUNTY SOUTH CAROLINA
AUG 18 1983
TAX 1192 80

GREENVILLE COUNTY
105753
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ AUG 18 '83
105.60

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 18th day of August 19 83

SIGNED, sealed and delivered in the presence of:

B. Gray Walsh
Betty C. Minnis

CITIZENS AND SOUTHERN NATIONAL BANK
OF SOUTH CAROLINA (SEAL)
A Corporation

By: DeFoy E. Cudd
DeFoy E. Cudd, 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 18th day of August 19 83

B. Gray Walsh (SEAL)
Notary Public for South Carolina.

Betty C. Minnis
Betty C. Minnis

My commission expires: 6-15-89

RECORDED this 18 day of August 1983, at _____ M., No. 5575

3-46 P.M.

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