

FILED
GREENVILLE S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAMES T. HARDY, TRUSTEE
JAMES F. DAVENPORT, TRUSTEE
ELLEN H. TOWNES, TRUSTEE
HENRY K. TOWNES, TRUSTEE
DEED

Know all men by these presents that we, The South Carolina National Bank of Charleston and James T. Hardy, as trustees under the Will of James F. Davenport, and Ellen H. Townes, as trustee under the Will of Henry K. Townes, and all grantors as successor trustees to James F. Davenport, as trustee, under deeds recited in the derivation clause hereinbelow, in consideration of the sum of Six Thousand Five Hundred and no/100 (\$6,500.00) 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 B. J. Collins and Jack E. Collins, their heirs and assigns forever, the following described land:

All that piece parcel or lot of land in Greenville County, South Carolina, and in the City of Greenville, on Pendleton Street, shown on the present Greenville County Tax Maps as Lot 12, Block 1, Sheet 88, and having a frontage of 92 feet, a depth of 100 feet, more or less, and a rear width of 92 feet, more or less; together with all of the right, title, and interest of the grantors in a certain ten foot easement adjoining said lot.

This conveyance is subject to all easements and restrictions of record or apparent on the premises and to zoning regulations.

With reference to the easement see deed recorded in the Greenville County R. M. C. Office in Deed Book 307 at Page 146, and plat recorded in Plat Book 5A, page 124.

For derivation of this title see the following: Will of James F. Davenport (d. 10/20/61) in Apartment 776, file 23 and Will of Henry K. Townes (d. 6/13/58) in Apartment 684, file 17, Probate Court for Greenville County; partition action of Townes, et al. v. Nyland, et al., Roll H-5924, Clerk of Court for Greenville County; and (prior to the foregoing) the following deeds (Greenville County R. M. C. Office): Vol. 307, page 146; Vol. 210, page 254; and Vol. 172, page 120.

It is the intention of the grantors to convey title in whatever capacity their testators have held said property, although in their opinion the original trust of James F. Davenport as trustee was terminated.

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 grantees, and grantees' heirs and assigns, forever. And, the grantors do hereby bind itself as Co-Trustees only and its successors in office to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs and assigns against the grantors as Co-Trustees only and its successors in office.

26(500) 88-1-12

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX
MARCH 1984
STAMP TAX
\$ 13.00

GREENVILLE COUNTY
110222
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ MAR 15 '84
P.B. 10911
07.15

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