

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TITLE TO REAL ESTATE

1029 143 118

39 875

KNOW ALL MEN BY THESE PRESENTS that BANKERS TRUST OF SOUTH CAROLINA, as Trustee under the Will of Warthen J. Sullivan, Deceased, in the State aforesaid, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to it paid by Guido H. Capri and Audrey A. Capri in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Guido H. Capri and Audrey A. Capri, their heirs and assigns:

ALL that certain piece, parcel or tract of land, together with buildings and improvements thereon, situate, lying and being on the eastern side of Augusta Road (U. S. Highway No. 25) and the southern side of Lydia Street near the City of Greenville in Greenville County, South Carolina, being shown and designated as Tract No. 6 on plat of Redeemer Heights, property of W. J. Sullivan dated October, 1951, by W. J. Riddle, Surveyor, recorded in the Greenville County RMC Office in Plat Book GG, page 19, and having, according to said plat, the following metes and bounds, to-wit:

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BEGINNING at an iron pin on the eastern side of Augusta Road (U. S. Highway No. 25) at the northwestern corner of property now or formerly owned by Dunn and running thence with the eastern right-of-way of Augusta Road N 1-31 W 602.8 feet to a point in Lydia Street; thence running with the line in Lydia Street N 71-40 E approximately 391.3 feet to a point; thence S 28-35 W 523.3 feet to a point at the southwestern corner of Tract No. 4 as shown on the aforesaid plat; thence running S 65-56 W 48.8 feet to a cast iron monument; thence with the line of property now or formerly of Dunn S 66-18 W 617 feet to an iron pin on the eastern right of way of Augusta Road being the point of beginning, and being a portion of the property conveyed to Warthen J. Sullivan by Deed of Algernon Toy Sullivan, Eualine S. Evans and Leila S. Donald dated November 1, 1945, recorded in Deed Book 282, page 379. The property herein conveyed was owned by Warthen J. Sullivan at the time of his death in 1964, and was devised to the Grantor herein by his Will dated March 16, 1962, which is filed of record in the Probate Court for Greenville County, South Carolina, in Apartment 887 at File 14.

This conveyance is made subject to highway and road rights-of-way for Augusta Road and Lydia Street and subject to all other existing easements, restrictions and rights-of-way upon or affecting said property.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Guido H. Capri and Audrey A. Capri, their heirs and assigns forever.

And the Grantor does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Guido H. Capri and Audrey A. Capri, their heirs and assigns, against the Grantor and the Grantor's successors.

IN WITNESS WHEREOF, the Grantor has caused its name to be subscribed hereto and its seal affixed by its duly authorized officers this 19th day of December in the year of our Lord One Thousand Nine Hundred and Seventy-Five.

WITNESSES:

BANKERS TRUST OF SOUTH CAROLINA (SEAL)  
As Trustee under the Will of Warthen J. Sullivan

*[Handwritten signature]*  
*[Handwritten signature]*

By: *[Handwritten signature]*  
And *[Handwritten signature]*

FILED  
GREENVILLE CO. S. C.  
DEC 19 4 03 PM '75  
CONNIE S. TANKERSLEY  
R.M.C.

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