

TITLE TO REAL ESTATE Gaddy and Davenport, Attorneys at Law

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE APR 11 4 54 PM '78

Gary Douglas
331 Cleveland, Apt. 379
Greenville, South Carolina 29601

KNOWN ALL MEN BY THESE PRESENTS, THAT BRUCE OIL COMPANY, INC., J. MAC BRUCE, individually and as liquidating Trustee of Bruce Oil Company, Inc., and Robert A. Clay, Trustee under Trust Agreement with J. Mac Bruce dated in consideration of Three Thousand Five Hundred and No/100 (\$3,500.00)-----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 Gary Douglas, his heirs and assigns forever:

ALL that piece, parcel or lot of land between Academy Street and Birnie Street in the City and County of Greenville, State of South Carolina according to a plat of Dalton & Neeves Co., Engineers, dated February, 1978, recorded in the RMC Office for Greenville County in Plat Book , Page , and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on Academy St. 84.8 feet in a West Southwest direction from the corner of Birnie and Academy Streets and running thence with C. H. and Bobbie Branyon property, N. 48-07 E. 50.4 feet to an iron pin on Birnie Street; thence S. 74-22 E. 45.2 feet to an iron pin; thence with Osteen Fuel Oil Company, S. 47-34 W. 87.7 feet to an iron pin on Academy Street; thence to the right of way of Academy Street, N. 79-19 E. 72 feet to the point of beginning.

This is a portion of the same property conveyed to Bruce Oil Company, Inc., recorded June 1, 1951, from Belton Sims, Jr., recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 435 at Page 498.

Bruce Oil Company, Inc., a former South Carolina corporation, was dissolved pursuant to forfeiture of its Charter on July 18, 1973. At the time of dissolution and forfeiture the Grantor, J. Mac Bruce, was president, sole officer, sole director, and sole stock holder of Bruce Oil Company, Inc. It is the intent and purpose of the Grantor herein to execute this deed in both his individual capacity and in every corporate and fiduciary capacity that may be required to convey good fee simple title to the property hereinabove described. Robert A. Clay joins in the execution of this deed as Trustee for the purpose of conveying any right, title or interest as such Trustee which he may have pursuant to a Trust Agreement entered into by and between J. Mac Bruce as Trustor and Robert A. Clay as Trustee, dated February 18, 1977, recorded in the RMC Office for Greenville County in Deed Book 1051, Page 256.

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The property above described is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements of public record and appearing on recorded plats.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 3rd day of March 1978

SIGNED, sealed and delivered in the presence of:

Cheryl R. Wyatt
Shirley W. Staton

J. Mac Bruce (SEAL)
Mac Bruce, individually and as liquidating trustee of Bruce Oil Company, Inc. (SEAL)

Robert A. Clay (SEAL)
Robert A. Clay, as trustee under Trust Agreement with J. Mac Bruce, dated February 18, 1977 (SEAL)

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of March 1978

Cheryl R. Wyatt (SEAL)
Notary Public for South Carolina
My commission expires: 10-15-85

Shirley W. Staton

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER NOT NECESSARY

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX \$ 0 7 00
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RECORDED APR 11 1978 At 4:54 P.M. 30079

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