

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That

TOWN OF BATESBURG-LEESVILLE, SOUTH CAROLINA,

(hereinafter called Grantor) in the State aforesaid, for and in consideration of the sum of **Thirty Thousand and No/100 (\$30,000.00) Dollars** to it in hand paid at and before the sealing of these presents, by **HENRY SIMS** (hereinafter called Grantee), 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 Grantee, his heirs and assigns:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the Town of Batesburg, School District No. 3, County of Lexington, State of South Carolina, being the property on which is located "Garber's Store" which is bounded as follows: On the North by property now or formerly belonging to Estate of L. T. Perry; on the East by Rutland Avenue (Alley); on the South by property of C. L. Collum and formerly used and known as Wall Street; and on the West by Oak Street (Main); all said streets being in the town of Batesburg, S.C.

This being the identical property conveyed to Town of Batesburg-Leesville, South Carolina, by deed of Julius E. Garber and Sarah G. Bogo dated December 22, 1995, and recorded in Record Book 3583, page 129, in the Office of the Register of Deeds for Lexington County, and by deed of Miriam G. Kahn f/k/a Miriam Garber dated December 22, 1995, and recorded in Record Book 3583, page 131, aforesaid records.

TMS#007021-02-004

GRANTEE Address: P.O. Box 3581, Batesburg-Leesville SC.
29070

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, his Heirs and Assigns forever.

And the said Grantor does hereby bind itself and its successors, to warrant and forever defend all and singular the said premises unto the said Grantee, his Heirs and Assigns, against itself and its successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by Clabie Edmond, its Mayor, and its corporate seal to be hereto affixed this 10th day of September in the year of our Lord, two thousand one, and in the two hundred and twenty-sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

**TOWN OF BATESBURG-LEESVILLE ,
SOUTH CAROLINA (SEAL)**

Carey M. Ayer
Amy E. Shell

BY: [Signature]
Name: Clabie Edmond
Title: Mayor

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PERSONALLY appeared before me the undersigned witness who, in oath, says that s/he saw the within-named Grantor by Clabie Edmond, its Mayor, sign and seal the within Deed, and, as its act and deed, deliver the same, and that s/he with the other witness whose signature appears above witnessed the execution thereof.

Amy E. Shell
Witness

SWORN to before me this 10th
day of September, 2001.

Carey M. Ayer (Seal)
Notary Public for South Carolina
My Commission Expires: 7-9-08