

Hovey L. Smith DEED TO J.I. Westervelt, et al.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Hovey L. Smith, of the City of Greenville, in said County and State

in the State aforesaid in consideration of the sum of Five Dollars and other good and valuable considerations to me at and before the sealing of these presents by J.I. Westervelt and W.B. Smith, of said City, County and State.

(the receipt whereof is hereby acknowledged), have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release, unto the said

J.I. Westervelt and W.B. Smith, share and share alike, and their heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in the Fourth Ward of the City of Greenville, having the following metes and bounds, to wit: Beginning at an iron on the east side of South Main Street, on the North-west corner of the McKay property, and running thence along the McKay line S. 69° E. one hundred and sixty (160) feet to a stake; thence N. 21° E. sixteen (16) feet and eleven (11) inches to a stake; thence N. 69° W. one hundred and sixty (160) feet along the Reynold's line to a stake on said Main Street; thence along said Street S. 21° W. sixteen (16) feet and eleven (11) inches to the beginning corner; the title to the above described lot of land having been vested in F. Barron Grier, Joseph A. McCullough and Hovey L. Smith under and by virtue of a decree rendered on the seventeenth day of September A.D. 1909, by Hon. Robert Aldrich presiding Judge of the Court of Common Pleas in and for said County and State, in a cause then pending in said Court, wherein the said Hovey L. Smith, F. Barron Grier and Joseph A. McCullough were plaintiffs and John W. Shumate ( in his own right and as administrator of the estate of Henry M. Shumate, deceased) and A.M. Shumate were defendants ( see Judgement Roll No. A. 3150); the said F. Barron Grier and Joseph A. McCullough having released unto me, the said Hovey L. Smith all their right, title and interest in and to said land by their deed of conveyance bearing date the sixth day of October A.D. 1909, and recorded in the office of the Register of Mesne Conveyances for said County and State on the thirteenth day of October 1909, in Book number four (4) of Deeds, at page 744; it being understood that said land is conveyed subject to a mortgage for six thousand dollars (\$6,000.00) executed by me, the said Hovey L.-Smith, to The Life Insurance Company of Virginia, bearing date the second day of July A.D. 1912, and recorded in said office in Book number twenty-one (21) of mortgages, at page 203; and the said J.I. Westervelt and W.B. Smith, by accepting this deed, assume the payment of said mortgage as a portion of the consideration for the execution of these presents, and also assumes the payment of the proportion of the State, County and City taxes on said property from this date to December 31st, 1913; the proportion of each taxes from January 1, 1913 to this date being hereby assumed by myself.

AND I do hereby grant to said J.I. Westervelt and W.B. Smith and their heirs and assigns and their servants and the tenants and occupants from time to time of the premises above described and any other person or persons for them or their benefit, the right at all times ( in common with me, my heirs and assigns, my servants and the tenants, and occupants from time to time of my lot of land fronting on Brown Street and any other person or persons for me or my benefit) freely to pass and repass, on foot or with animals, vehicles or otherwise, in, over, across and upon the strip of land lying immediately in rear of and adjoining the land above described, and having the following metes and bounds, to wit: beginning at a stake on the McKay line, 160 feet from Main Street, on the South-east corner of the lot of land hereby conveyed and first hereinabove described and running thence along said McKay line S. 69° E. ten (10) feet to a stake; thence N. 21° E. along line of my lot fronting on Brown Street sixteen (16) feet and eleven (11) inches to a stake; thence N. 69° W. (along line of land described in deed of Mrs. Virginia Doyle Jones, dated Sept. 11, 1905 and recorded in said office in Deed Book "M.M.M" page 617) ten (10) feet to stake on north-east corner of the lot first above described; thence along line of said lot S. 21° W. sixteen (16) feet and eleven (11) inches to the beginning corner.