

Pearl James

DEED TO J. E. Green

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That

I, Pearl James of the County of Greenville,

in the State aforesaid

in consideration of the sum of

Forty-five hundred (\$4500.00)

DOLLARS,

to

me

in hand paid

at and before the sealing of these presents by

J. E. Green

(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. E. Green, his heirs and assigns forever:—

All that piece, parcel or lot of land, situated on the South side of David Street in Ward one of the City of Greenville, County and State aforesaid, and known as lot No. 12 on a plat of the land bought from G. A. David, et al, and being more particularly described by metes and bounds, as follows: Beginning at an iron pin in South line of David Street, and corner of J. H. Maxwell Property; thence with line of Maxwell property S. 50 1/2 W. one hundred and eighty five (185) feet to stake; thence with line of lot No. 1 (and 2 N. 23 3/4 W. ninety-two (92) feet to stake, Common corner lots Nos. 2, 5 and 13; thence with line of lot No. 13 N. 66 1/4 E. one hundred and eighty (180) feet to stake in line of David Street; thence with David Street S. 23 3/4 E. sixty (60) feet to the beginning corner, containing thirty-one hundredths (30/100) of an acre, more or less, and being the same lot of land conveyed to me by G. A. Phillips, deed dated August 4th, 1913, and recorded in T.M.C. office for Greenville County in Vol. 26 page 52.

Also all that certain piece, parcel or lot of land, situated, lying and being on the West side of David Street in Ward one of the City and County of Greenville, and State of South Carolina, and having the following metes and bounds, to wit: Beginning at an iron pin at the corner of lot heretofore conveyed by G. A. David and Edna M. David to Miss Annie Addison, and running thence with her line S. 57-30 W. 195 feet to an iron pin; thence N. 32-10 W. 172.5 feet to an iron pin; thence N. 25-15 E. to an iron pin on W. R. Stewart's back line; thence with his line S. 13-51 E. 39.6 ft. to an iron pin corner of said Stewart's lot; thence with his line N 15-12 E. 133.5 ft. to an iron pin on David Street; thence with David St. S. 22-20 E. 103.8 ft. to the beginning corner;

Also all my right, title and interest in and to a certain strip or alley extending from Buncombe St. to the rear of the lot of W. R. Stewart in the City and County of Greenville and State aforesaid, and being described as follows: Beginning at an iron pin on Buncombe Street corner of G. B. Miller's lot and running thence with Buncombe St. N. 22-35 W. 24 ft. to an iron pin, corner of lot belonging to Phillip Brown; thence with the line of said lot N. 56 E. 26 1/4 ft. to an iron pin on back line of W. R. Stewart's line; thence with his line S. 13 50 E. 20 ft. to corner of lot above described; thence continuing with the line of that lot and the lot of G. B. Miller S. 55-15 W. to the beginning corner; See plat of same made by J. B. Rutledge August 25th, 1913; and being the same tract of land conveyed to me by G. A. David and Edna M. David by deed dated September, 2nd, 1913, and recorded in T.M.C. office for said County in Vol. 23, page 83.

It being distinctly understood and agreed, however, that the title to this strip of land is not warranted by the grantor, but that the general warranty clause of this deed only covers the first described lots.

It is further understood and agreed that the possession of said premises is not to be given to the grantee until the 1st day of January, 1915; and the grantor herein is to receive the rents of said premises up to that time.