

Thomas S. Mauldin, et al.

DEED TO

J.P. Ables

STATE OF SOUTH CAROLINA, }

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, Thomas S. Mauldin and Oscar K. Mauldin of the County of Greenville

*and*

in the State aforesaid,

in consideration of the sum of

Ten dollars and other valuable considerations

*100/1000*

to US

in hand paid

at and before the sealing of these presents by J.P. Ables

(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.P. Ables, and his heirs and assigns forever, All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the East side of South Main Street, between Broad and Murphy Streets, beginning at a corner on the east side of South Main Street, and running thence S. 94 E. one hundred seventy-six and one-half (176-1/2) feet to a corner; thence S. 16 W. twenty-one and three-fourths (21-3/4) feet to corner; thence N. 94 W. one hundred seventy-six and one-half (176-1/2) feet to corner on Main Street; thence with Main Street N. 16 E. twenty-one and three-fourths (21-3/4) feet to the beginning corner, being the same lot of land conveyed to W.A. Floyd and T.M. Marchant by R.J. Rowley and W.M. Miller, February 15th, 1913, deed recorded in R.M.C. Office for said County in deed book 24, page 384. T.M. Marchant subsequently conveyed his interest to W.L. Lucas. Also all the right, title and interest of the grantors in the wall dividing the lot herein conveyed from the adjoining lot on the south side which is expressed in the deed from R.J. Rowley and W.M. Miller, in part as follows: "with the privilege of tying on to said wall any building which may be erected by the grantees herein or any claiming under them. Also the right and privilege unto the grantees herein, their tenants and assigns, of using the stairway extending from Main Street to the second story of the building on the said adjoining lot with the right to cut and maintain a door way of such width and height as may be determined upon by the grantees herein, or those claiming under them, through the side wall so as to connect any building which may be erected on the lot herein granted with the landing at the top of said stairway, this right and privilege to exist so long as the building of grantors herein remain as it now is; in other words, until and unless said building is entirely torn down or destroyed".

It is understood and agreed that, as a part of the consideration for this deed, the grantee herein, J.P. Ables is to assume and pay a certain note and mortgage, dated Sept. 21, 1919 executed by W.D. Workman and W.R. Watkins to W.L. Lucas and W.A. Floyd in the sum of Five thousand, six hundred and twelve and 50/100 dollars, together with interest at 7%, payable semi-annually, from date of this conveyance until paid. Which mortgage is expressly excepted from the general warranty hereinafter expressed.

It is understood and agreed that, as a part of the consideration for this deed, the grantee herein, J.P. Ables is to assume and pay a second mortgage on the said property in the sum of Twenty-eight hundred, eighty seven and 50/100 dollars, due the last day of March 1920, interest at the rate of seven per cent. per annum, payable semi-annually, he to pay all interest thereon accruing from the date of this deed of conveyance. Which mortgage is expressly excepted from the general warranty hereinafter expressed.

This being the same lot conveyed to E.L. Stallings by W.D. Workman and W.R. Watkins by their deed of conveyance dated Nov. 5, 1919, and recorded in said R.M.C. Office in Vol. 54, page 220, and conveyed by the said E.L. Stallings to the Grantors herein, by his deed of conveyance bearing date December 9, 1919 and recorded in said R.M.C. Office in deed book 54, page 271.

*For another Deed to the Deeds. See Deed Book 27 at page 155.*