

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Alexander Macbeth, as Trustee (under deed of marriage settlement, executed by Eliza Florence Trenholm and myself on February 4, 1868) of the City of Greenville

in the State aforesaid, in consideration of the sum of Fifty thousand dollars (\$50,000.00) DOLLARS,

to me in hand paid at and before the sealing of these presents by W.A. Chandler

(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

W.A. Chandler, and his heirs and assigns, 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 First Ward of the City of Greenville, known and designated as the southern part of lot number two (2) on plat of the Main Street Real Estate Company (showing land formerly belonging to Julius C. Smith), filed in the office of the Clerk of Court for said County and State in Judgment Roll No. A-445; the portion of said lot intended to be conveyed hereby having, according to said plat, the following metes and bounds, to-wit:- Beginning at a stake on the west side of North Main Street approximately one hundred and twenty (120) feet southward from the south side of College Street (said stake being on the north-east corner of lot number three as shown in said plat, formerly belonging to Frank C. Owens, then to H. Endel and now to W.H. Keith, and running thence along the Keith line N. 72° W. one hundred and thirty (130) feet, more or less, to a stake on an alley; thence along said alley N. 18° E. forty (40) feet to a stake on corner of lot still belonging to me as trustee; thence with line of last mentioned lot S. 72° E. (parallel with the Keith line) one hundred and thirty (130) feet, more or less, to a stake on Main Street; thence along said Street S. 18° W. forty (40) feet to the beginning corner; this being the southern portion of the lot vested in me as such trustee by a deed bearing date November 30, 1908, and recorded in the office of the Register of Mesne Conveyances for said County and State in Book "YYY" of Deeds, at page 464.

Hereby expressly reserving to myself and to my family the right to the use and occupancy of said premises, free of rent and other charges, until the twenty-sixth day of May, 1924, if I desire to stay so long.

And it is understood and agreed that I will pay one-quarter (1/4) of all taxes and assessments levied against said property for the calendar year 1924, and that said W.A. Chandler shall pay the remaining three-quarters (3/4) of such taxes and assessments. And it is further agreed that said W.A. Chandler may erect a brick party wall on the boundary line between the lot hereby conveyed and the lot still belonging to me; so that one-half of said wall shall rest on each lot, as provided by statute; and that if I or either of my sons shall erect a building on that portion of the lot still belonging to me, we, or any of us, shall have the right to use party wall for the support of such building, without paying for said wall, or any part thereof.

This easement is personal to me any my sons, however, and shall not extend to our assigns: in other words, any person to whom we may convey the remaining portion of said lot, shall pay one-half the cost of such portion of said party wall as he may use, as required by law. And it is further agreed that the buildings on the lot hereby conveyed do not pass hereunder, and that I reserve the right to remove them within sixty (60) days from this date.

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

W.A. Chandler and his

heirs and assigns, forever.

AND I do hereby bind myself as Trustee, and my successors to

warrant and forever defend, all and singular, the said premises unto the said W.A. Chandler and his

heirs and assigns, against myself and

my successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this fourth day of April in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred forty-eighth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of (The last three lines on the second page were stricken out before the execution hereof)

Alexander Macbeth (L. S.) As Trustee.

Oscar Hodges (L. S.) L.O. Patterson (L. S.)

U. S. Stamps Cancelled, \$ .50 and Cents. S. C. Stamps Cancelled, \$ .50 and Cents

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me, Oscar Hodges

and made oath that he saw the within named Alexander Macbeth, as Trustee

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with L.O. Patterson witnessed the execution thereof

SWORN to before me, this fourth day of April A. D. 1924. L.O. Patterson (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville.

RENUNCIATION OF DOWER

I, do hereby certify unto all whom it may concern, that Mrs. wife of the within named did this day appear before me, and, 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 or persons whomsoever, renounce, release and forever relinquish unto the within named

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this day of A. D. 1924. (L. S.) Notary Public for S. C.

Recorded April 4th, 1924.

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