

State of South Carolina,
County of Greenville.

Know all men by these presents that I, Jerry Cleveland, of the County of Greenville, in the State aforesaid, in consideration of the sum of ten dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing of these presents by W.M. Jackson (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.M. Jackson and his heirs and assigns three-fifths (3/5's) of my undivided one-half (1/2) interest in all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, just outside the corporate limits of the City of Greenville, and having the following metes and bounds according to a plat thereof made by R.E. Dalton, dated January 1922, to-wit: beginning at iron pipe on the west side of Buncombe Street, opposite or nearly opposite to the switch in the street car track, being the north-east corner of a lot belonging to the estate of N.J. Holmes, deceased; and running thence along the Holmes line S. 57° 15' W. two hundred and nineteen (219) feet to an iron pipe; thence N. 33° W. forty-six (46) feet to a stake; thence N. 57° 15' E. sixteen and three-tenths (16.3) feet to a stake; thence N. 34° 24' W. eighty-five and three-tenths (85.3) feet to an iron fence post; thence N. 55° 48' E. ninety-two and eight-tenths (92.8) feet to a fence post; thence in a straight line to the north-west corner of the garage building (said line running about S. 45° E. or S. 50° E. a little less than forty feet); thence along the North Wall of said garage building and in a direct line therewith as the same would run if extended) (said course running approximately N. 60° E. or in that general direction about one hundred and thirty-two feet more or less) to a stake on the west side of Buncombe Street; thence along Buncombe Street S. 25° 50' E. (about eighty-eight, or eighty-nine or ninety feet) to the beginning corner.

Also, a small triangular lot or strip of land containing approximately forty square feet more or less, conveyed to John B. Marshall by Minnie E. Smith by deed dated January 30, 1923, and recorded in said office in book 89, at page 185, and having such metes and bounds as are set forth in said deed.

Also, an easement in an alley ten feet in width running from Buncombe Street along the north side of the next to the last line in the foregoing description of the first lot hereinabove described; said alley lying immediately north of and adjoining the garage shown on said plat; the true intent and meaning hereof being that said strip of land ten feet in width shall be kept open to give access to the rear portion of the first lot hereby conveyed and to the rear portion of the adjoining lot still belonging to estate of John B. Marshall, deceased; and that such alley shall be kept open and unobstructed perpetually (unless closed by agreement between the owners of said two lots) to be used as a private alley exclusively by the owners, from time to time, of said two lots of land and by others entering the same by permission of any of said owners.

Also, my right, title and interest in a certain lot of land situate in said State and County and having the following metes and bounds according to said plat, to-wit: beginning at an iron pipe on the north-west corner of the original lot of land belonging to the estate of N.J. Holmes, deceased (being the second corner in the foregoing description of the first lot of land hereby conveyed, and being two hundred and nineteen feet westward from Buncombe Street), and running thence along line of said lot N. 33° W. forty-six (46) feet to a stake; thence S. 57° 15' W. (partly along the line of the small triangular lot hereinabove described) thirty (30) feet to a stake (being the north-east corner of the lot -

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next hereinafter described); thence along line of said lot S. 33° E. forty-six (46) feet to a stake; thence N. 57° 15' E. thirty (30) feet to the beginning corner. This was originally a portion of an alley which was legally closed by agreement among all the property owners interested.

Also, all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, just outside the corporate limits of the City of Greenville, and having the following metes and bounds according to a plat thereof made by R.E. Dalton, dated January 1922, to-wit: beginning at a stake on corner of land formerly belonging to Mrs. M.P. Landrum, which stake is about two hundred and twenty-five feet, more or less, west of Buncombe Street, and running thence along the Landrum line S. 57° 15' W. one hundred and ninety-six and a half (196.5) feet to a corner in old quarry; thence S. 33° E. one hundred and six (106) feet to a stake; thence N. 57° 15' E. along line of lot belonging to estate of N.J. Holmes, deceased, one hundred and ninety-six and a half (196.5) feet to a stake; thence N. 33° W. one hundred and six (106) feet to the beginning corner; this being the lot of land on which the pond known as "Stonewall Lake" is situate.

Also, my right, title and interest in a certain lot of land situate in said State and County and having the following metes and bounds according to said plat, to-wit: beginning at an iron pipe on the northwest corner of the original lot of land belonging to the estate of N.J. Holmes, deceased (being the south-west corner of the lot last hereinabove described, and being two hundred and nineteen feet westward from Buncombe Street), and running thence along line of the John B. Marshall lot N. 33° W. forty-six (46) feet to a stake; thence S. 57° 15' W. (partly along line of the small triangular lot hereinabove described as item two), thirty (30) feet to a stake on the north-east corner of the lot last hereinabove described; thence along line of said lot S. 33° E. one hundred and six (106) feet to a stake; thence N. 57° 15' E. fifteen (15) feet to a stake on the Holmes lot; thence N. 33° W. sixty (60) feet to a stake; thence N. 57° 15' E. fifteen (15) feet to the beginning corner. This was originally a portion of an alley which was legally closed by agreement among all the property owners interested.

These are the same lands conveyed to the said W.M. Jackson and myself, share and share alike, by John B. Marshall and Mrs. Sally B. Marshall, by two deeds bearing date September 8, 1924, and recorded in the office of the Register of Meane Conveyances for said County and state, in deed book 102, at page 212, and in deed book 103, at page 32, respectively.

The intention of these presents is to convey to the said W.M. Jackson sixty (60) per cent of my undivided one-half (1/2) interest in all of said lands. He already owns an undivided one-half (1/2) interest therein; so that upon the execution hereof, the said W.M. Jackson will own an undivided four-fifths (4/5's), (eighty per cent) of all said lands, and I will own an undivided one-fifth (twenty per cent.) thereof.

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 premises before mentioned unto the said W.M. Jackson and his heirs and assigns forever.

And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said W.M. Jackson and his heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal this 20th, day of August in the year of our Lord one thousand, nine hundred and twenty six and in the one hundred and fiftieth year of the Independence of the -

(Over)