

State of South Carolina.

County of Greenville

TITLE TO REAL ESTATE.

Whereas, the last Will of Alvin H. Dean, Deceased, last of Greenville County, was duly admitted to probate at Greenville, S. C., on the 21st day of August, A. D. 1929, in the Probate Court of Greenville County, and Walter L. Patton and Sarah P. Dean, were at the same time granted letters testamentary and are now acting as Executors of said Will and;

Whereas, the said Alvin H. Dean, by his Will, did authorize and empower his said Executors to make sale of and convey certain of his real estate hereinafter described, either at public or private sale, as to them should seem best, and to make good and sufficient deeds of bargain and sale thereof to the purchaser;

Now, therefore, know all men by these presents, That we, Walter L. Patton and Sarah P. Dean, Executors as aforesaid, by virtue of the power and authority aforesaid, and in consideration of the sum of Nineteen Thousand (\$19,000.00) Dollars, to us in hand paid by Kate A. Hoy, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell, release and convey to the said Kate A. Hoy, her heirs and assigns, all that certain piece, parcel or lot of land in Greenville County, State of South Carolina, on the South side of west Broad Street, in the City of Greenville, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Broad Street 100 feet from the property line of Jackson Street and East thereof; and running thence with Broad Street S. 72-30 E. 25½ feet to corner of lot of J. A. Floyd; thence with line of said lot S. 17-30 W. 100 feet to a 15 foot alley; thence with said alley N. 72-30 W. 25½ feet to corner of lot sold by T. G. Poats to L. O. Patterson; thence with line of said lot N. 17-30 E. 100 feet to the beginning corner; this being the same lot conveyed to Alvin H. Dean, Deceased, by C. C. Hindman, as shown by deed dated May 26, 1922, and recorded in R. M. C. Office for Greenville County in Deed Book 78, Page 186.

This deed also conveys the rights and Privileges to the use of that certain wall reserved by C. C. Hindman in deed by C. C. Hindman to J. P. Ables dated November 8, 1919, recorded in said office in Book 54, Page 231.

Also, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, on the South side of Broad Street and having the following metes and bounds: Beginning at an iron pin on the South side of Broad Street 208 feet from the property line of South Main Street of the City of Greenville, and running thence S. 17-30 W. 100 feet to an iron pin on an alley; said alley having the width of 15 feet; thence with the said alley N. 72-30 W. 25 feet to an iron pin; thence N. 17-30 E. 100 feet to an iron pin on Broad Street; thence with Broad Street S. 72-30 E. 25 feet to the beginning corner. Being the same lot conveyed by J. A. Floyd to Alvin H. Dean April 17, 1919, said deed being recorded in Volume 58, Page 201.

Also, all that certain piece, parcel or lot of land situate, lying and being in the City of Greenville and County and State aforesaid, having the following metes and bounds to-wit: Beginning at an iron pin on the West side of Frank Street, corner of Cannada's lot, and running thence with Cannada's line, N. 34 W. 175' 5" to an iron pin; thence S. 57½ West 63 feet to an iron pin; thence S. 34 E. 175' 5" to an iron pin on Frank Street; thence with Frank Street 63 feet to the beginning corner, being Lot No. 5 on plat of the Finlay lands, said plat being recorded in R. M. C. Office for Greenville County in Book "HHH", at page 833. Being the same lot of land conveyed to Sarah P. Dean and W. L. Patton, Executors of the Estate of Alvin H. Dean, Deceased, as shown by deed dated August 31st, 1930, and recorded in the R. M. C. Office for Greenville County in Vol. 157 Page 325.

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 unto the said Kate A. Hoy, her heirs and assigns forever.

And we do hereby bind ourselves, our successors, the heirs of Alvin H. Dean, Deceased, to warrant and forever defend all and singular the said premises unto the said Kate A. Hoy, her heirs and assigns, against us, our successors, the heirs of Alvin H. Dean, Deceased, and every other person who ever lawfully claiming or to claim the same or any part thereof.

This deed is executed in accordance with the Agreement made between Sarah P. Dean, James M. Dean, Kate A. Hoy, and Annie Belle Dean, heirs of Alvin H. Dean, Deceased, on the 1st day of October, 1930, which is recorded in Deed Book Volume 158, at page 299.

Witness our hands and seals this 1st day of October, A. D. 1930

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