

TITLE TO REAL ESTATE

7733 PROBATE—ALBANY CO.—GREENVILLE

State of South Carolina,
County of Greenville.

Whereas, Jesse C. Cunningham, deceased, directed in his last Will and Testament, now on file in the office of the Court of Probate of Greenville County, that certain property, devised in the Fourth item of said will, be appraised and divided among his three children, and the said appraisement having been duly made and the division agreed upon by the devisees, this deed of conveyance is made for the purpose of partition and in carrying out the directions in said will, and now,

Know all men by these presents, that the Bank of Greer, a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greer in the State of S. C., as Executor of the Will of Jesse C. Cunningham and Trustee for Nell Cunningham Black for and in consideration of the partition and division of property according to the terms of said will, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Ruth Cunningham Paget, and her heirs and assigns:

A one-fourth ($\frac{1}{4}$) undivided interest in and to all those certain lots of land situate, lying and being on Trade and Randall Streets in the Town of Greer, Chick Springs Township, Greenville County, State of South Carolina, having the following courses and distances according to a plat thereof by H. G. Bailey, C. E., dated 1920, and recorded in the R. M. C. office for Greenville County, to-wit:

Beginning at a point on Randall Street, which point is the center of the Western brick wall of the Bearden brick building, and running thence with the center of said brick wall its entire length and on N. 12.15 W. 68 feet to a point; thence N. 77.15 E. 66 feet to an iron pin; thence N. 12.15 W. 32 feet to an iron pin; thence S. 77.15 W. 142 feet to an iron pin on Trade Street, corner of other lot of W. P. Duncan; thence with Trade Street S. 12.15 E. 100 feet to the point of intersection of Trade and Randall Streets; thence N. 77.15 E. approximately 76.2 feet to the center of the Western wall of the Bearden building, the beginning corner.

This is the same property conveyed to J. C. Cunningham and R. D. Dobson by deed of W. P. Duncan as recorded in Deed Book 49 at page 478, R. M. C. Office for Greenville County.

Also, a one-half ($\frac{1}{2}$) undivided interest in and to all that certain lot of land situate, lying and being in the Town of Greer, County and State aforesaid, known as lot No. 3 on a plat of the E. D. Green property by W. A. Christopher, Surveyor, dated April 8, 1925, and having the following courses and distances, to-wit:

Beginning on the Old Baptist Church lot line at the corner of lot No. 4 and runs thence S. 59.30 E. 119.7 feet to the inside edge of the side-walk on a new Street leading from Emma Street to Church Street; thence along this side-walk S. 33.15 W. 55 feet to the corner of lot No. 2; thence along the line of this lot and lot No. 1 N. 60.15 W. 119 feet to the line of the Old Church property; thence along this line N. 30.30 E. 55 feet to the beginning corner.

This property is the same conveyed to J. C. Cunningham by deed of R. D. Dobson as recorded in Deed Book 171 at page 82 R. M. C. Office for Greenville County.

Also, all that other certain lot of land adjoining that last above described, known as lot No. 4 on a plat of the E. D. Green property made by W. A. Christopher, Surveyor, dated April 8, 1925, and having the following courses and distances, to-wit:

Beginning on the old Baptist Church Property line, at the corner of Lot #5, and runs thence S. 59.25 E. 120.7 feet to the inside edge of the side-walk on a new Street leading from Emma Street to Church Street; thence along this side-walk S. 33.15 W. 50 feet to the corner of Lot #3, thence along the line of Lot #3 N. 59.30 W. 119.7 feet to the line of the old Baptist Church Property; thence along this line N. 30.30 E. 50 feet to the beginning corner.

This is the same property conveyed to J. C. Cunningham by deed of E. C. Bailey as recorded in Deed Book 181, at page 529, R. M. C. office for Greenville County.

Also, all that other certain lot of land, situate, lying and being on the South side of Arlington Avenue in the Town of Greer, County and State aforesaid, and having the following courses and distances, to-wit:

Beginning at an iron pin, Louise C. Few's Corner, and running thence S. 27.30 W. 150 feet to an iron pin; thence S. 70 W. 85 feet to M. L. Lanford's Corner; thence N. 26.45 E. 150 feet to Arlington Avenue; thence with said Avenue N. 70 E. 85 feet to the beginning corner.

This is the same lot of land conveyed to J. C. Cunningham by deed of P. F. Sudduth as recorded in Deed Book 106, at page 459, R. M. C. Office for Greenville County.

All that certain parcel or tract of land situate, lying and being on the Rutherford Road, in O'Neal Township, County and State aforesaid, containing twenty-seven and one-half ($27\frac{1}{2}$) acres, more or less, and having the following courses and distances according to a plat made by W. A. Adams, Surveyor, to-wit: Beginning at an iron pin in the Rutherford Road, and running thence S. $84\frac{1}{2}$ W. 9.24 to iron pin in Barton's line; thence along said line S. $5\frac{1}{4}$ W. 4.70 to iron pin; thence S. $75\frac{1}{2}$ E. 6.00 to iron pin in Rutherford Road; thence along said Road as the line S. $6\text{-}3/4$ W. 9.69 to a bend in said Road; thence still along said road as the line S. $39\text{-}3/4$ E. 9.65 to iron pin near the fork of the Rutherford Road and a settlement Road; thence N. $30\text{-}3/4$ E. 2.36