

TITLE TO REAL ESTATE

FROM PROCEEDS - ALBANY CO. - GREENVILLE

State of South Carolina,  
County of Greenville.

S. C. Stamps \$2.00  
U. S. Stamps \$1.00

Know all men by these presents That Franklin Real Estate & Investment Company, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina, and J. E. Serrine, as Trustees, for and in consideration of the sum of Five Hundred Seventy-five (\$575.00) Dollars, to them in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, (the receipt whereof is hereby acknowledged) have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mozelle G. Shives, her heirs and assigns:-

All that certain piece, parcel or lot of land near the City of Greenville, State and County aforesaid, on the south side of Ashley Avenue, known and designated as Lot No. 21, as shown on plat of property of B. E. Geer, made by Dalton & Neves, Engineers, October, 1930, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book H, at page 177, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Ashley Avenue, joint corner of Lots Nos. 20 and 21, which point is 310.4 feet east of the northeast intersection of Ashley Avenue and Townes Street, and running thence along the joint line of said lots, S. 24-30 W. 200 feet to an iron pin, joint rear corner of Lots Nos. 20 and 21; thence N. 65-30 W. 55 feet to an iron pin, joint rear corner of Lots Nos. 21, 22 and 26; thence along joint line of Lots Nos. 21 and 22, N. 24-30 E. 200 feet to an iron pin in the south side of Ashley Avenue, joint corner of Lots Nos. 21 and 22; thence along the south side of Ashley Avenue, S. 65-30 E. 55 feet to the point of beginning.

This is a portion of the property conveyed by Franklin Real Estate & Investment Company to H. P. McGee, C. B. Martin and B. E. Geer, as Trustees, by deed recorded in the R. M. C. Office for Greenville County, in Volume 132, page 25. Subsequent to the execution of said deed Franklin Real Estate & Investment Company and J. E. Serrine, the grantors herein, were substituted as Trustees by order of the Court of Common Pleas, dated June 16, 1930, recorded in the R. M. C. office for Greenville County, in Volume 153, at page 573, and order dated September 17, 1931, and recorded in the R. M. C. Office for Greenville County, in Volume 168 at page 261. This deed is made pursuant to the powers conferred on the said Trustees by the above deed and the orders of the Court herein referred to.

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 grantee hereinabove named, and her Heirs and assigns forever.


And the said granting corporation and J. E. Serrine, as Trustees, do hereby bind themselves as Trustees & their successors in office to warrant and forever defend all and singular the said premises unto the grantee hereinabove named and her heirs and assigns, against themselves as Trustees and their successors in office.

In witness whereof the said granting corporation as Trustee, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, B. E. Geer, President, and Marguerite Walker, Secretary, and J. E. Serrine, as Trustee, has hereunto set his hand and seal, on this the 31st day of March, in the year of our Lord one thousand, nine hundred and thirty-eight, and in the one hundred and sixty second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Henry Fairchild  
A. G. Gower  
S. R. Riley  
Mary Bomar

As to Franklin Real Estate & Investment Company, as Trustee  
As to J. E. Serrine, as Trustee.

 FRANKLIN REAL ESTATE & INVESTMENT COMPANY, AS TRUSTEE. (L.S.)  
BY: B. E. Geer, President  
and: Marguerite Walker, Secretary  
J. E. Serrine (L. S.)  
As Trustee.

State of South Carolina,  
County of Greenville.

Personally appeared before me Henry Fairchild and made oath that he saw B. E. Geer, as President, and Marguerite Walker, as Secretary, of Franklin Real Estate & Investment Company, a corporation chartered under the laws of the state of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he with A. G. Gower witnessed the execution thereof.

Sworn to before me this 6th day of April, A. D. 1938

Henry Fairchild

A. G. Gower (L.. S.)  
Notary Public for South Carolina.

