

TITLE TO REAL ESTATE

FRED PATTERSON-JAMES CO. GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, THE Lot hereinafter described was acquired by Frances G. Endel, on the 2nd day of September, 1935, by deed recorded in R. M. C. Office for the County and State aforesaid in Deed Book 177 at page 190; and

Whereas, the said Frances G. Endel subsequently died on March 2, 1937, in Baltimore, Maryland, leaving of force her last will and testament which was duly admitted to probate by the Orphans Court and Register of Wills for Baltimore, Maryland; and

Whereas, a duly authenticated and exemplified copy of said will was subsequently on August 7, 1937, admitted to probate in the Probate Court for the State and County aforesaid and is now on file in Apartment 375, File 17 in said Court; and

Whereas, by the terms of said will said lot was devised to Lina Gruber if she survived the testator and in the event of her prior death to Myer Gruber; and

Whereas, the said Lina Gruber predeceased said testator, dying on July 30, 1934, and said property thereby passed to the said Myer Gruber; and

Whereas, the said Myer Gruber died on April 22, 1937, at Baltimore, Maryland, leaving of force his last will and testament which was duly admitted to probate by the Orphans Court and Register of Wills for Baltimore City, Maryland; and

Whereas, a duly authenticated and exemplified copy of said will was subsequently on August 7, 1937, admitted to probate in the Probate Court for the County and State aforesaid and is now on record in Apartment 375, File 18 of said Court; and

Whereas, by the terms of said will the lot hereinafter described was devised in trust to the executors therein named with full power and authority to sell or dispose of the same without court order and without liability on the part of the purchaser to see to the application of the purchase money; and

Whereas, said will named Julius Gruber and Julius H. Wyman as Executors thereof and further provided that upon the death of either Grace Gruber should succeed as Executrix in place and stead of the deceased Executors; and

Whereas, the said Julius Gruber and Julius H. Wyman duly qualified as Executors of said will and subsequently the said Julius H. Wyman died; and

Whereas, the said Grace Gruber who had married one Goldstrom duly qualified as Executrix in the place of the said Julius H. Wyman; and

Whereas, the said Julius Gruber and Grace Gruber Goldstrom are now the duly qualified Executors and Trustees under the last will and testament of Myer Gruber and pursuant to the authority vested in them by said will have sold the property hereinafter described to W. A. Williamson;

NOW, THEREFORE, Know all men by these Presents, That we, Julius Gruber and Grace Gruber Goldstrom, as Executors-Trustees under the will of Myer B. Gruber, deceased, in consideration of the sum of Ten Dollars and other valuable consideration to us paid by W. A. Williamson in the State aforesaid, 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. Williamson-

All that lot of land situate, lying and being in the County and State aforesaid, more fully described as follows: Beginning at an iron pin on the South side of E. Augusta Drive, at the joint corner of Lots Nos. 54 and 55; thence with joint line of said Lots S. 21-35 W. 164 ft. to an iron pin in line of Lot No. 53; thence with the joint line of Lots Nos. 53 and 55 N. 71-35 W. 80 ft. to an iron pin joint corner of Lots Nos. 53, 55, 58 and 59; thence with joint line of Lots Nos. 58, 56 and 55 N. 21-35 E. 234.7' to iron pin on the South side of said Augusta Drive; thence with the South side of said Drive on a curved line approximately S. 28-40 E. 103.7' to beginning, being Lot No. 55 as shown on Plat Book F, page 23.

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. A. Williamson, his heirs and assigns forever.

And we do hereby bind ourselves and our successors to warrant and forever defend all and singular the said premises unto the said W. A. Williamson, his heirs and assigns, against us and our successors.

Witness our hands and seals this 24th day of March, 1939.

In the presence of:
Jacob S. New.
Lena Neuberger

Julius L. Gruber (L. S.)
Grace Gruber Goldstrom (L. S.)
Executors-Trustees under the will of Myer B. Gruber, deceased.