

State of South Carolina, Warranty deed Property #28234 L

KNOW ALL MEN BY THESE PRESENTS: That The Prudential Insurance Company of America, a corporation duly incorporated under the laws of the State of New Jersey, whose principal office is in the City of Newark, County of Essex and State of New Jersey, for and in consideration of the sum of Thirty-five Thousand and 00/100 Dollars (\$35,000.00) to it paid or secured to be paid, the receipt whereof is hereby acknowledged, part of said consideration being represented by a first purchase money mortgage for Thirty-one Thousand Five Hundred and 00/100 Dollars (\$31,500.00) of even date herewith, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Esley M. Pendleton, all that certain piece, parcel or lot of land situate in the City of Greenville, County of Greenville and State of South Carolina, to-wit:-

All that certain piece, parcel or lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on the Eastern side of South Main Street, between East McBee Avenue and East Washington Street, and having, according to a recent survey made by Dalton & Neves, Engineers, March, 1940, the following metes and bounds, courses and distances, to-wit:-

Beginning at a point on the East side of South Main Street 83.33 feet South of the Southeast corner of the intersection of South Main Street with East Washington Street, said point being in the center of a brick wall, and running thence S. 69° 10' E. 233.8 feet (said line running for a distance of 79.3 feet through the center of said brick wall) to an iron pin on the Western side of South Brown Street; thence along the Western side of South Brown Street S. 21° 43' W. 16 feet 6 inches to an iron pin; thence N. 69° 10' W. 233.6 feet (said line running for a distance of 79.3 feet through the center of a brick wall); to a point on the Eastern side of South Main Street, said point being in the center of a brick wall; thence along the Eastern side of South Main Street N. 21° 00' E. 16 feet 5 inches to the point of beginning.

It is understood that the wall located on the Northern and Southern lot lines are party walls and that the property is subject to a right-of-way and easement heretofore granted to the Southern Bell Telephone & Telegraph Company by H. H. Griffin, November 28, 1910, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 000, page 475. Subject also to the taxes for the year 1940.

The building on the above described property is now occupied by Paul A. Byrd, doing business as the Ritz Shop under an unrecorded lease which expires May 14, 1940.

This is the property that was conveyed to The Prudential Insurance Company of America by deed of E. Inman, Master for Greenville County, S. C., on October 9th, 1934, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 177 at page 54.

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 the said premises, with the tenements, hereditaments and appurtenances, unto the said Esley M. Pendleton, his heirs and assigns forever.

And the said The Prudential Insurance Company of America, hereby binds itself and its successors to warrant and forever defend all and singular the premises unto the said Esley M. Pendleton, his heirs and assigns, against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, except as aforesaid.

In testimony whereof, the said The Prudential Insurance Company of America has caused these presents to be signed by its Vice President, attested by its Assistant Secretary, and has caused its corporate seal to be affixed hereto this twenty-eighth day of March, 1940.

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA.

Checked

BY: J. A. AMERMAN

LLW

VICE PRESIDENT

Approved

ATTEST: E. K. HOPPER

LLW

ASSISTANT SECRETARY

Signed, sealed and delivered in the presence of:-

Richard E. Britton.

Walter Finch

State of New Jersey

County of Essex ss

Personally appeared before me Walter Finch who being duly sworn says that he saw the above named The Prudential Insurance Company of America, by the hands of J. A. Amerman, its Vice President, and E. K. Hopper, its Assistant Secretary, sign and affix the corporate seal and as the act and deed of said corporation deliver the foregoing written instrument for the uses and purposes therein mentioned, and that he with Richard E. Britton witnessed the execution thereof and subscribed their names as witnesses thereto.

Sworn to and subscribed before me this 28th day of March, 1940.

Richard E. Britton

Walter Finch.

Notary Public. My commission expires: June 12, 1944.

S. C. Stamps \$70.00

U. S. Stamps \$35.00

Recorded April 8, 1940 at 11:30 A. M. #4838 BY: E.G.

