

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Rice-Cleveland 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 for and in consideration of the sum of Eighteen Thousand Eight Hundred Twelve and 50/100 (\$18,812.50) Dollars and the ~~xxxxxxx~~ assumption of a mortgage hereinafter described,

to it 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) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Piedmont Realty Corporation,

its successors and assigns, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the South side of West Washington Street, in the City of Greenville, and having, according to a survey made by Dalton & Neves, Engineers, November, 1928, the following metes and bounds, to-wit:

Beginning at a point in the center of a 17 inch brick wall, which point is 47 feet from the center of the western wall of the building on West Washington Street formerly owned by Ladson A. Mills and now owned by the grantor herein, and running thence with the center of said 17 inch brick wall S. 20.05 W. 96.15 feet to an iron pin in the Northern line of a 10 foot alley; thence with said alley N. 69-32 W. 46.7 feet to a point in the center of a 17 inch wall; thence with the center of said 17 inch wall N. 19-55 E. 96 feet to a point in the Southern line of West Washington Street; thence with said West Washington Street S. 69-41 E. 47 feet to the point of beginning.

It being the purpose of this deed to convey to the grantee all property between the centers of the aforementioned brick walls, together with the right of free, open and perpetual use of the alley running from Laurens Street, in the rear of the above described property and with the right to the use of another 10 foot alley running in the rear of the property formerly occupied by Shockley and Barr as stores, and all the other rights, privileges and easements granted to the said Ladson A. Mills by Marie G. Conyers by deed recorded in Deed Book WWW, at page 439, the said rights and easements to be used in common with all other parties entitled thereto, their heirs and assigns.

The above is the identical property with the rights and privileges conveyed to John H. Williams by Ladson A. Mills by deed recorded in the R. M. C. Office for Greenville County in Deed Book 137, at page 169, and conveyed by John H. Williams to D. W. Payne on November 13, 1931, recorded in the R. M. C. Office for Greenville County in Deed Book 162, at page 101, and conveyed by D. W. Payne to the grantor herein by deed dated October 5, 1932, and recorded in the R. M. C. Office for Greenville County in Deed Book 144, at page 179.

As part of the consideration for this conveyance the grantee assumes and agrees to pay, in accordance with the terms thereof, a note and mortgage of John H. Williams to the Southeastern Life Insurance Company, which mortgage is dated October 14, 1929 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 187, at page 81, and upon which there is now an unpaid balance of principal and interest amounting to Thirty-Eight Thousand Four Hundred Thirty-Seven and 50/100 (\$38,437.50) Dollars.

It is expressly understood that the grantor herein has agreed to pay City, State and County taxes for the year 1941.