

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

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 for and in consideration of the sum of Five Hundred Seventy-five and no/100 (\$575.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Robert A. Balderson, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being at the southeast corner of the intersection of Ashley Avenue and Townes Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 25 on plat of B. E. Geer property made by Dalton & Neves, Engineers, October, 1930, recorded in the R. M. C. Office for Greenville County, S. C., 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 at the southeast corner of the intersection of Ashley Avenue and Townes Street, and running thence with the east side of Townes Street S. 10-57 W. 205.75 feet to an iron pin on Townes Street at corner of Lot No. 26; thence with the line of Lot No. 26 S. 65-30 E. 42.2 feet to an iron pin, joint rear corner of Lots No. 24 and 25; thence with the line of Lot No. 24 N. 24-30 E. 200 feet to an iron pin on the south side of Ashley Avenue; thence with the south side of Ashley Avenue, N. 65-30 W. 90.4 feet to the beginning corner.

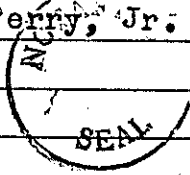
This is a portion of the property conveyed by Franklin Real Estate & Investment Company to H. P. McGee, C. B. Martin and B. E. Geer, as Trustees, by deed recorded in the R. M. C. office for Greenville County, in Volume 132, page 25. Subsequent to the execution of said deed Franklin Real Estate & Investment Company and J. E. Sirrine, 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, 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.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.)

PERSONALLY appeared before me H. L. Hagerman and made oath that he saw the within named J. E. Sirrine, as Trustee, sign, seal and as his act and deed deliver the within written deed and that he with W. G. Perry, Jr. witnessed the execution thereof.

SWORN to before me this
25 day of June, A. D. 1941.

J. L. Roberson, Jr. (LS)
Notary Public for South Carolina.



H. L. Hagerman

Probate Recorded Nov. 3d, 1941, at 12:10 P.M.

STATE OF VIRGINIA,
CITY OF RICHMOND.)

FOR VALUE RECEIVED the undersigned, First & Merchants National Bank of Richmond, hereby consents to the within conveyance and hereby releases the property described herein from any and all interest or lien which it might have.

IN WITNESS WHEREOF THE said First & Merchants National Bank of Richmond has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 18th day of June, 1941.

In the presence of:
M. Boyce Tyler
F. B. Tolson, Jr.

FIRST & MERCHANTS NATIONAL BANK OF RICHMOND (LS)
BY A. K. Parker, Vice-Pres.
And J. M. Ball, Jr. Vice-Pres. & Cashier