

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Paul Browning,

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of  
Three (\$3.00) Dollars and love and affection and the partial assumption of the mortgage, Dollars  
hereinafter mentioned

to me \_\_\_\_\_ in hand paid  
at and before the sealing of these presents by \_\_\_\_\_

Ethel Smith Browning

(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  
Ethel Smith Browning, her Heirs and assigns forever:

An undivided one-third interest in and to all that certain parcel or lot of land with the buildings and improvements thereon situate in Ward One in the City of Greenville, County of Greenville, State of South Carolina at the Northwest corner of Main and Coffee Streets, and having, according to plat made by Will D. Neves, Engineer, February 17, 1914, the following metes and bounds, to-wit:-

Beginning at an iron pin at the Northwest corner of the intersection of Main and Coffee Streets, and running thence with the North side of said Coffee Street N. 69-45 W. one hundred and twenty (120) feet to an iron pin on the East side of a twelve foot alley; thence along the East side of said alley N. 20-15 E. seventy-six (76) feet to an iron pin at corner of property now or formerly of C. F. Dill; thence with the South line of said C. F. Dill's lot S. 69-45 E. one hundred and twenty (120) feet to an iron pin on the West side of Main Street; thence with the West side of Main Street S. 20-15 W. seventy-six (76) feet to the beginning corner.

Together with an undivided one-third interest in and to all my right, title and interest in and to that alley and the use thereof, running along the West side of said lot, said alley being approximately 12 feet in width and running in a Northerly direction from the North side of West Coffee Street.

This conveyance is subject to a mortgage given by the grantor to The First National Bank of Greenville and Hattie Poe Cogswell, as Trustees for Eugenia M. Poe, dated August 1st, 1941, securing the principal sum of Eighty Thousand (\$80,000.00) Dollars, and recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 304, at page 205, and in partial consideration for this conveyance the grantee assumes and agrees to pay one-third of said mortgage indebtedness.

This conveyance is further subject to a lease executed by the grantor, as Landlord, to W. T. Grant Company, as Tenant, on January 21, 1941, which lease runs for a period of thirty (30) years from April 1, 1941, and which said lease is recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 230, at page 195.

The above described lot of land was devised to the grantor herein by Mamie P. Browning by Will dated November 8, 1924, as will more fully appear by reference thereto in Apartment 209, File 2, in the Office of the Probate Judge for Greenville County, S. C.