

TITLE TO REAL ESTATE

48782 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF VIRGINIA
CITY OF RICHMOND

KNOW ALL MEN BY THESE PRESENTS, That THE LIFE INSURANCE COMPANY OF VIRGINIA, a corporation chartered under the laws of the State of Virginia and having its principal place of business at Richmond, in the State of Virginia, for and in consideration of the sum of TEN Dollars (\$10.00) to it in hand duly paid at and before the sealing and delivery of these presents by the Grantees, hereinafter named and other good and valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto J. B. Scarr and Costa J. Manos, of Greenville, South Carolina, the following described property, to-wit:

All of that lot of land in the City of Greenville, County and State aforesaid, on the South side of West Washington Street, in the block between Richardson and Laurens Streets, being the western portion of the lot on which is located the "Conyers & Gower Bldg." Beginning at a point on the South side of West Washington Street, being the center of the brick wall between the "Conyers & Gower Building" and the "Thackston & Son Building", and running thence with the center of said wall in a southerly direction, a distance of 76 feet, more or less, to the end of the wall; thence continuing the same course across an open court or alley, a distance of 10 feet, more or less, to property line of H. J. Haynsworth, thence with said Haynsworth line in an easterly direction, a distance of 50 feet, more or less, to the center of a brick wall, which is located at about the center of the back line of the Conyers & Gower Building; thence in a northerly direction with center of last mentioned wall a distance of approximately 55 feet to an angle therein; thence continuing the same course along a straight line drawn from the center of the said wall at the point of an angle, a distance of approximately 31 feet to Washington Street, (the distance from the H. J. Haynsworth line to the West Washington Street being 86 feet, more or less); thence with West Washington Street in a westerly direction, a distance of 50 feet, more or less to the beginning corner.

The above described lot is a parallelogram measuring approximately 50 feet in the front and rear, and 86 feet on the side- reserving and excepting, however, unto ourselves and our heirs and assigns, the right to light and air, and the right to ingress and egress from and over the open court or alley in the rear of the above described lot, to the same extent that same is now enjoyed by the grantors as the owner of the eastern portion of the Conyers & Gower Building.

As a part of the consideration for this conveyance, it is agreed between the parties hereto that the stairway, situate at or near the center of the Conyers & Gower Building, and extending from the ground floor on the Washington Street side to the second floor - (one-half of which is conveyed by the above description) shall forever be maintained and kept in repair by the grantee and the owners, their heirs and assigns, of the adjoining building on the East, for their mutual benefit and the benefit of their heirs and assigns as owners of the above mentioned building and the building adjoining, as aforesaid.

Being the same property conveyed to The Life Insurance Company of Virginia by J. I. Westervelt by Deed dated October 10, 1935; filed for record in Greenville County, S. C. October 11, 1935 in Book 182, Page 88 and in Book J, page 421.

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 grantees hereinabove named, and their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantees hereinabove named, and their heirs and assigns, against itself and its successors and all persons lawfully claiming or to claim the same by, through, or unto it.

This conveyance is made subject to taxes for 1942, rights of present tenants, party walls, joint stairway, and easement for light and air and the right to ingress and egress from and over the open court in rear of the above described property.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 9th day of November, in the year of our Lord One Thousand Nine Hundred and Forty-Two and in the one hundred and sixty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Thelma C. Corry
Dorothy L. Kennedy



THE LIFE INSURANCE COMPANY OF VIRGINIA

BY: T. T. Hyde, Jr.
Vice-President

Attest: J. L. Clarke
Asst. Secretary.

O.K. M.B. 11/9/42