

STATE OF SOUTH CAROLINA, }  
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Eugenia F. Estes

..... in the State aforesaid,  
..... in consideration of the sum of  
Five Hundred (\$500.00) Dollars and assumption of mortgage referred to below ~~XXXXXX~~

to me ..... in hand paid  
at and before the sealing of these presents by Modern Industries, a corporation chartered under the laws of the  
State of South Carolina,

(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  
Modern Industries, its successors and assigns:

All that certain piece, parcel or lot of land situate, lying and being at the south-  
east corner of the intersection of O'Neal Street and Cox Street (both of which streets have  
recently been extended so as to intersect at the point referred to above.) in the City of Green-  
ville, County of Greenville, State of South Carolina, and having, according to a survey made by  
J. Mac Richardson May, 1943, the following metes and bounds, to-wit:

Beginning at an iron pin at the southeast corner of the intersection of O'Neal and  
Cox Streets, and running thence with the south side of Cox Street N. 58-30 E. 166.2 feet to an  
iron pin at corner of property now or formerly belonging to the Estate of Jessie M. Markley;  
thence with said Markley line S. 18-56 E. 301.7 feet to an iron pin at corner of property now or  
formerly of Mrs. Alice Ferguson; thence with said Ferguson line S. 68-28 W. 160.3 feet to an iron  
pin on the east side of O'Neal Street; thence with the east side of O'Neal Street N. 18-42 W. 48.8  
feet to a bend in O'Neal Street; thence still with O'Neal Street S. 82.50 W. 3.6 feet to a point;  
thence continuing with O'Neal Street N. 18-28 W. 224 feet to the beginning corner.

The above property is all of that property that was conveyed to the grantor by deed  
of Southern Ice Company dated July 22, 1943, to be recorded herewith, and also all that property  
conveyed to me by deed of Furman University dated March 9, 1943, recorded in the R.-M.-C. Office  
for Greenville County in Deed Book 252, page 34, with the exception of a strip approximately 220  
feet in length along the west edge of the property which was conveyed by the grantor to the City  
of Greenville to be used in extending O'Neal Street in a northerly direction to a point where it  
intersects with Cox Street, which has also been extended in a westerly direction.

As a part of the consideration for this conveyance the grantee assumes and agrees to  
pay that mortgage given by Eugenia F. Estes to Stella C. Burns for \$1,500.00, dated March 10,  
1943, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 317, at page  
231.

It is understood and agreed that the grantee is to pay the 1943 City and State and  
County taxes on the above described property.