

WARRANTY DEED

Property #33059 A

STATE OF SOUTH CAROLINA:

KNOW ALL MEN BY THESE PRESENTS: That THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation duly incorporated under the laws of the State of New Jersey, whose principal office is in the City of Newark, County of Essex and State of New Jersey, for and in consideration of the sum of Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$27,500.00) to it paid or secured to be paid, the receipt whereof is hereby acknowledged, part of said consideration being represented by a first purchase money mortgage of even date for Twenty Two Thousand and 00/100 Dollars (\$22,000.00), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto OWEN A WYATT, all that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the east side of South Main Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the east side of South Main Street at the southwest corner of a 17-inch brick wall, said pin also being 79.25 feet south from the southeast corner of the intersection of South Main Street and East Broad Street; and running thence with the south edge of said 17-inch brick wall S. 69-57 E. 130.7 feet to an iron pin in line of Property of Piedmont Realty Corporation; thence S. 19-29 W. 25.05 feet to an iron pin on the north side of Cauble Street; thence with the north side of Cauble Street N. 69-57 W. 12 feet to a point on Cauble Street; thence continuing with Cauble Street S. 77-40 W. 46.6 feet to an iron pin on Cauble Street; thence continuing with the north side of Cauble Street N. 71-05 W. 79.5 feet to an iron pin at the northeast corner of the intersection of South Main Street and Cauble Street; thence along the east side of South Main Street N. 19-58 E. 61.60 feet to the beginning corner.

TOGETHER with the right to join on to, build against and use for support the wall extending along the northern edge of the above property, and any renewal or replacement thereof, to the height of the present one-story building situate on said property as reserved by The Prudential Insurance Company of America in deed made to Piedmont Realty Corporation, dated June 6, 1935, and recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 179, page 191.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, subject however, to all taxes and assessments, to rights of tenants, lessees or occupants, if any, to easement for light and air over a 10 foot strip along the northern line of above described premises as established by instruments of record in deed book 179, page 191, and deed book 116, page 539, and to any state of facts an accurate survey might show.

TO HAVE AND TO HOLD the said premises, with the tenements, hereditaments and appurtenances, unto the said OWEN A. WYATT, his heirs and assigns forever.

AND the said THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, hereby binds itself and its successors to warrant and forever defend all and singular the premises unto the said OWEN A. WYATT, his heirs and assigns, against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof, except as aforesaid.

IN TESTIMONY WHEREOF, the said THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, HAS caused these presents to be signed by its Vice President, attested by its Assistant Secretary, and has caused its corporate seal to be affixed hereto this 28th day of July, 1943.

Checked

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Approved

HM.

ATTEST:

G. H. Bostock  
Assistant Secretary

Signed, sealed and delivered  
in the presence of:

William H. Jobes  
Leonard E. Siedler

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA,  
BY: J. A. Amerman  
Vice President.

