

TITLE TO REAL ESTATE

46782 PROCEEDS-JANUARY CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY.

KNOW ALL MEN BY THESE PRESENTS, That we, Hattie M. Finlay and Edward Finlay, Sr., in consideration of the sum of One Dollar (\$1.00) in hand paid, receipt of which is hereby acknowledged, and other valuable consideration, receipt of which is also acknowledged, have granted, bargained, sold, conveyed, released and given and by these presents do grant, bargain, sell, convey, release and forever give unto James F. Finlay, Sr., (all of our right, title, interest and estate, legal and equitable, in all that parcel and lot of land situated, lying and being in the City and County of Greenville and State of South Carolina, having the following lines, metes and bounds, to-wit:

(TRACT NO. 1): Beginning at a point at the northeast corner of Main and North streets at the southwest corner of the (formerly) E. J. Finlay property, thence along the east line of Main Street North twenty (20) degrees East, fifty-eight (58) feet two and one half (2½) inches to the center of a party wall, thence in the center of said party wall South 70° East, forty-seven (47) feet four and one half (4½) inches more or less to a point in the center of a 17" party wall at first floor, thence continuing along center line of said wall South 20° West, 13 feet 5 inches more or less, to a point in the center of a 17 inch party wall at the first floor, thence along the center of said party wall South 70° East 54 feet 5½ inches more or less to a point in the line of the East face of wall, thence along the east face of wall North 20° East - 5 feet 3½ inches to a point in the north face of wall of basement steps, thence along the line of the north face of wall and the extension of same South 70° East - 25 feet 6 inches more or less to a point in the east property line, thence along the east property line southwesterly 50 feet 1 inch to a point in the north line of North Street at the southeast corner of the (formerly) E. J. Finlay property, thence along the north line of North Street North 70° West 126 feet 10 inches - to the point of beginning.

as shown by Tract No. 1 on photostatic copy of plat or map comprising Tracts No. 1, No. 2, and No. 3, attached hereto, Tract No. 1 being the property herein conveyed.)

There is reserved to the grantors herein a right of easement over the entire alley-way or private driveway as shown on the photostatic copy of plat or map across the east end of said Tracts No. 1, No. 2 and No. 3.

Being all of our right, title, interest and estate, legal and equitable, in and to the land above described, and being a part of the lot of land heretofore conveyed by Emily L. Burke, Olivia V. Clark and Minnie V. Durham, to Elizabeth J. Finlay by deed dated the 16th day of January, 1890, and recorded in the R. M. C. Office for said County in Vol. WW, page 316.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said James F. Finlay, Sr., his heirs and assigns forever. And we do hereby bind ourselves, our respective heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said James F. Finlay, Sr., his heirs and assigns, against us and our heirs and every person lawfully claiming, or to claim the same or any part thereof.

WITNESS our hands and seals this 1st day of January, in the Year of Our Lord One Thousand Nine Hundred Forty-three, and in the One Hundred Sixty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Dorothy Leach

Nan Crawford

Hattie M. Finlay (L. S.)

Witnesses as to Hattie M. Finlay.

Signed, sealed and delivered

in the presence of:

Eula C. Steffan

W. A. Becker

Edward Finlay, Sr. (L. S.)

Witnesses as to Edward Finlay, Sr.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me, Dorothy Leach, who being duly sworn deposes and says that she saw the within named Hattie M. Finlay sign, seal, and as her act and deed deliver the foregoing deed, and that he, with Nan Crawford, witnessed the due execution thereof.

Sworn to before me this 5 day of Feb. 1943.

A. C. Hammett (L. S.)

Dorothy Leach.

Notary Public.

My commission expires on at pleasure of the Governor of S. C.

