

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That The Wachovia Bank & Trust Company, as Trustee under the Will of Frances Ferguson Cline

a corporation chartered under the laws of the State of North Carolina and having its principal place of business at Winston Salem, in the State of North Carolina. ~~for and in consideration of the sum of~~ Frances C. Mosebach ~~for and in consideration of the sum of~~ Alice M. Ferguson, Sunie F. Ferguson, Mary Alice Ferguson Wood and Margaret Mahaffey McFayden ~~for and in consideration of the sum of~~ thirty-five Thousand and No/100 (\$35,000.00) dollars

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Nell W. Merritt, her Heirs and Assigns, forever:

" All that certain piece, parcel or lot of land situate, lying and being on the East side of South Main Street, in the City of Greenville, County of Greenville, State of South Carolina, on which is situate the building known as No. 117 South Main Street, and having, according to survey made by Dalton & Neves, Engineers, June 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of South Main Street, at the Northwest corner of a 17 inch brick wall, said point being 149 feet 6 1/2 inches South from the Southeast corner of the intersection of South Main Street and East McBee Avenue and running thence along the North face of said 17 inch brick wall and along the North face of a 13 inch brick wall, S. 69-57 E. 152.5 feet to a point on the West edge of a 16 foot alley; thence with the West edge of said alley, S. 20-50 W. 22.5 feet to an iron pin; thence running to and through a 13 inch brick wall and to and through the center of a 17 inch brick wall and the center of a joint stairway, N. 69-57 W. 152.5 feet to a point on the East side of South Main Street, in center of said stairway; thence with the East side of South Main Street, N. 20-50 E. 22.5 feet to the beginning corner."

This property was conveyed subject to the right-of-way heretofore granted by Alice C. Ferguson to B. M. McGee, his Heirs and Assigns, to tie on to and use the North edge of the 17 inch brick wall located wholly within the boundary of the above described lot, which rights are set forth in instrument dated July 14, 1900, and recorded in the R. M. C. Office for Greenville County in Deed Book PPP at page 333.

An eight-ninths (8/9ths) undivided interest in the above described property was devised to The Wachovia Bank & Trust Company, as Trustee under the Will of Frances Ferguson Cline, which will be found in Apartment 440, File 26, office of the Probate Court for Greenville County, and undivided one-ninth (1/9th) interest in the above property was conveyed by Frances C. Mosebach to Wachovia Bank & Trust Company, as Trustee under the will of Frances Ferguson Cline by deed dated May 19, 1942, and recorded in the R. M. C. Office for Greenville County in Deed Book 245, at page 19, and this conveyance is made by said bank as Trustee pursuant to the power and authority vested under the said will by Frances Ferguson Cline and under the said deed of Frances C. Mosebach hereinabove referred to.

The grantors, Frances C. Mosebach, Alice M. Ferguson, Sunie F. Ferguson, Mary Alice Ferguson Wood and Margaret Mahaffey McFayden have joined in the execution of this deed for the purpose of conveying to the grantee any and all interest which either of them may have acquired in the property under the wills of Alice C. Ferguson, Logan C. Ferguson and Lucy F. Mahaffey, which are on file in the office of the Probate Court for Greenville County in Apartments 277, File 1, 274, File 30 and 285, File 26.

It was understood that the grantee is to pay the 1945 City and State and County taxes on the above described property.