

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That FURMAN UNIVERSITY an eleemosynary

x corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, as/for and in consideration of the sum of Forty-Five Thousand and no/100 Trustee for the Eugene F. Bates Memorial Fund for ~~XXXXXX~~ (\$45,000.00) 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 Eugene Bryant, H. R. Stephenson, Jr. and Schaefer B. Kendricks, their heirs and assigns:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being at the Southwest corner of North Laurens Street and College 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 at the Southwest corner of the intersection of North Laurens Street and College Street and running thence along the West side of North Laurens Street, S. 20-50 W. 84.44 feet to an iron pin in the center of a 12 inch brick wall located on the line between this property and the property heretofore conveyed by Eugene F. Bates to T. C. Gower, et al by deed recorded in the R. M. C. Office for Greenville County in Deed Book 87 at page 586; thence with the center of said 12 inch wall N. 67- 0 W. 63.37 feet to a point; thence N. 20-50 E. 96.5 feet, more or less, to an iron pin on the South side of College Street; thence with the South side of College Street S. 58-0 E. 65 feet to the beginning corner.

This is all of that property that was conveyed to Eugene F. Bates by deed of W. M. Thompson by deed dated April 29, 1922, recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 74 at page 338, except that lot fronting on Laurens Street heretofore conveyed by the said Eugene F. Bates to T. C. Gower, et al by deed recorded in the R.M.C. Office for Greenville County in Deed Book 87 at page 586, and deed made by Eugene F. Bates to City of Greenville on July 24, 1922, recorded in R. M. C. Office for Greenville County in Deed Book 88 at page 16. The last mentioned being a strip of land along College Street which was conveyed to City of Greenville for the purpose of widening said street.

Eugene F. Bates subsequently died and by his last will which is on file in the Probate Court for Greenville County, S. C. he devised said property to his wife, Mary Lou Bates (McGlothlin). The said Mary Lou Bates McGlothlin subsequently died leaving her will which is on file in the office of the Probate Court for Greenville County. The trustees under said will, pursuant to the powers conferred upon them by the terms of said will conveyed the above described property to Furman University as Trustee by deed dated May 19, 1936 on file in the office of R. M. C. for Greenville County, S. C. in Deed Book 186 at page 326, and this conveyance is made by the said Furman University as Trustee pursuant to the powers conferred upon it by said deed, and in said conveyance the said Eugne M. Breazeale, et al as Trustees erroneously included in said conveyance that property fronting on Laurens Street herein above referred to which had been previously sold and conveyed to the said T. C. Gower, et al by deed recorded in Deed Book 87 at page 586, no part of which is owned by the grantor as Trustee and no part of which is being conveyed by this deed, and said Trustees also erroneously included in said conveyance that strip of land previously conveyed by Eugene F. Bates to the City of Greenville on July 24, 1922, recorded in the R.M.C. Office for Greenville County in Deed Book 88 at page 16, no part of which is owned by the grantor as Trustees and no part of which is being conveyed by this deed.