

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,)
)
 COUNTY OF GREENVILLE.)

Know all men by these presents that Southern Guaranty and Trust Company, successor to Title Guarantee and Trust Company (a corporation chartered under the laws of said state and having its principal place of business in the City of Greenville, in said county and state), as executor of the will of J. T. Blassingame, late of said city, and as trustee under said will, in consideration of the sum of nine thousand dollars to said corporation in hand paid at and before the sealing of these presents by the grantees 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 O. Y. Brownlee and Walter S. Griffin, Jr., all the right, title, interest, estate, claim and demand whatsoever, both at law and in equity, which the said J. T. Blassingame had at the time of his death and which this company, as trustee and as such executor, has the right to sell and convey in and to all that certain lot, piece or parcel of land situate, lying and being in said city, county and state, shown as Lot 5 in Block 2 on page 70 of the City Block Book, and including portions of Lots 2, 3 and 5 of J. N. Southern's plat of the John G. Wyatt property, dated Feb. 2, 1910, and recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "A", at page 377, and having the following metes and bounds, according to the above mentioned plat and the plat made by W. D. Neves and C. M. Furman, Jr., dated Jan. 30, 1920, and recorded in said office in Plat Book "E", at page 203, to-wit: Beginning at a point on the south side of Rhett Street, sixty-two (62) feet and three (3) inches N. 70-30 E. from the southeast corner of Rhett and O'Neal Streets (said point being at the center of the west brick wall of the building situate on the lot hereby conveyed), and running thence S. 19-30 E. seventy-two (72) feet and six (6) inches along line of the J. A. Floyd lot to a stake on the north line of the lot conveyed by said J. T. Blassingame to J. D. Bridges by deed recorded in Book 35, page 572; thence along the north side of said Bridges lot N. 70-30 E. thirteen and one-tenth (13.1) feet, more or less, to a stake on the northeast corner of said Bridges lot; thence S. 19-30 E. along the rear or east lines of said Bridges lot and of the lot conveyed by said Blassingame to H.W. Hunt by deed recorded in Book 51, page 227, eighty-six (86) feet, more or less, to line of Lot No. 1 on the plat first above mentioned; thence N. 70 $\frac{1}{2}$ E. thirty-four and $\frac{4}{10}$ (34.4) feet, more or less, along the line of Lot No. 1 on said plat to a stake near the corner of a 12-foot alley shown on said plat; thence N. 19 $\frac{1}{2}$ W. one hundred and seventy (170) feet, more or less, on line of Lot No. 6 on the plat first above mentioned, to an iron pin on Rhett Street; thence S. 70-30 W. along Rhett Street forty-eight (48) feet and eleven (11) inches to the beginning corner; (this being the same lot conveyed to said J. T. Blassingame by L. K. Kelly in August, 1912, by deed recorded in said office in Book 21, page 190, except the portions thereof conveyed to said J. D. Bridges and H.W. Hunt by the deeds above mentioned and to J. A. Floyd (one-half of said brick wall) by deed recorded in Book 63, page 215; also all the rights and interest of said testator in and to the alley 8 feet wide and 86 feet long described in his deeds to Bridges and Hunt above mentioned, subject to the easements conveyed by him to them in said deeds. Said J. T. Blassingame died on June 21st, 1927, leaving of full force his last will and testament, dated October 7, 1925, admitted to probate by the Probate Court for said county on July 8, 1927, recorded in Will Book "P", on pages 223 to 230, appointing said Title Guarantee and Trust Company executor, to which letters testamentary were duly issued by said court, dated July 9, 1927; all of which will more fully appear by the record of his estate in the office of said court, in apartment 220, File 26; this deed being executed in pursuance of authority vested by said will in said trustee and executor. It is understood and agreed that said grantees will pay their pro rata share of the 1945 taxes on said premises.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantees and their heirs and assigns forever.

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