

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Poe Hardware & Supply Co.,

a 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 for and in consideration of the sum of One Hundred Thousand & No/100 - - - - - DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee..... 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 Belk-Simpson Company, a Corporation under the laws of the State of South Carolina - its successors and assigns,

All that certain lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the West side of South Main Street and the East side of Laurens ( or Jackson ) Street in the block between McPee Avenue and Court Street, and having the following metes and bounds, as shown on plat made by C. M. Furman, Jr., April 24, 1925, and attached to the deed from J. Norwood Cleveland and R. Mays Cleveland to N. C. Poe, Jr., W. W. Poe and Ellen Poe dated May 2, 1925, and recorded in the R.M.C. Office for Greenville County in Deed Book 103 at page 127:

BEGINNING at a point on the West side of South Main Street on the Southeast corner of the land devised to J. Norwood Cleveland and R. Mays Cleveland by the will of Mrs. Elizabeth M. Cleveland, said point being on the projection of the Southern or outer edge of a brick wall extending along the Southern line of said property, and running thence with South Main Street N. 20-20 E. 24 feet 6 1/2 inches to the Southeast corner of property now of Belk-Simpson Company; thence in a brick party wall N. 68-32 W. 89 feet 5 1/2 inches to a point opposite the center line of another brick wall; thence with the center of said last mentioned brick wall N. 19-43 E. 15 feet 6 1/2 inches to a point on the projection of the outer or Northern edge of a brick wall of the building on that portion of the lot designated as Lot No. 3 on said plat; thence along the projection of the Northern or outer edge of said brick wall and with the Northern edge of said wall N. 69-20 W. 100 feet 6 inches to the Northwestern corner thereof; thence N. 69-53 W. 46 feet; thence N. 68-36 W. 118 feet to Laurens ( or Jackson ) Street; thence with said street S. 20-02 W. 41 feet 1-3/4 inches to the Southwestern corner of said property devised to J. Norwood Cleveland and R. Mays Cleveland by will of Mrs. Elizabeth M. Cleveland; thence with the North edge of a brick wall S. 67-20 E. 149 feet; thence with the Southern or outer edge of a brick wall S. 69-12 E. 203 feet to the beginning corner.

Being the same property conveyed to the grantor herein by N. C. Poe, Jr., et al, by deed dated March 1941, and recorded in Office of R.M.C. for Greenville County in Vol. 255 Page 194.

Subject, however, to the grants, terms, conditions and reservations contained in deed of N. C. Poe, Jr. et al, to Poe Hardware & Supply Co. dated the \_\_\_ day of March 1941, recorded the 30th day of July 1943 and recorded in Deed Book 255 page 194 in RMC Office for said county and State:

Also, subject to the grants, terms, conditions and reservations contained in deed of J. Norwood Cleveland and R. Mays Cleveland to N. C. Poe, Jr., et al, dated the 2nd day of May 1925, recorded the 19th day of May 1925 in Deed Book 103 page 127:

Also, subject to agreement between Poe Hardware and Supply Co. and H. T. Mills, dated the 16th day of August 1941, recorded in Deed Book 236 page 189.

All of above are made a part of this conveyance, the intention being to convey, and is hereby conveyed, all the rights, privileges, walls and easements, interest in walls, that Poe Hardware & Supply Co. has under and by virtue of the said above deeds and that are reserved therein and/or pass thereunder.

Physical possession of said property is to be delivered to Belk Simpson Company, its successors and assigns, not later than six months from date and in as good condition as it now is; that the taxes, and insurance on the buildings, are to be pre-rated as of the date of said physical delivery of the property hereby conveyed:

A proposal having been made to Poe Hardware and Supply Co., to purchase from it the property now occupied by it and shown on a plat by C. M. Furman April 24th 1925 for a consideration of One Hundred Thousand Dollars, the physical possession to be given the purchaser six months from the date of the date of the delivery of the deed thereto, said deed to be made subject to any easement, right or privilege as well as any interest in any party or adjoining wall,

Be It Resolved by the Directors of said Poe Hardware and Supply Co., that the proper officers of said corporation be and are hereby authorized and directed to, upon receipt of said consideration and in accordance with the preamble hereto, execute and deliver to the proposed purchaser - Belk Simpson Company -- a good and valid, warranty deed and thereby convey said property in fee simple and free from encumbrance, and as set forth in a receipt for \$5000.00.

Done in meeting of the Directors of said Company lawfully assembled, this the 7th day of February, 1946.