

TITLE TO REAL ESTATE

this date in said residuary devisee named; to-wit: Stella Benton Jones, for and during the term of her natural life and widowhood, and with all the rights and powers provided in said Will, but subject to the remainders therein set forth, so that said widow of said testator, Stella Benton Jones, shall take and hold the full title to the property constituting the residuum of said estate, freed and discharged from any further right of administration or use by the undersigned Executors, for and during the term of her natural life and widowhood, with all the rights, powers, and privileges vested in her under the terms of said Will, but with remainders over at her death or remarriage as provided in said Will.

Said property so vested in the said Stella Benton Jones, as the widow of Harry H. Jones, constitutes and is all the property of every kind, character, and description, real, personal, and mixed, and wheresoever situated, at this time held by the undersigned Executors under the Will of Harry H. Jones, including specifically but without in any way modifying the effectiveness of the foregoing generality of description, the following: {

All that lot or parcel of land, with improvements thereon, situate, lying, and being in the City of Augusta, Richmond County, Georgia, being located on the South side of Broad Street, between Cumming (Tenth) and Kollock (Eleventh) Streets, the Northeast corner of said lot being sixty-five (65) feet West from the Southwest corner of Cumming and Broad Streets, having a front of thirty-four (34) feet, more or less, on Broad Street, and running back between approximately parallel lines to Ellis Street, upon which it fronts thirty-four (34) feet, more or less. Said property is bounded on the North by Broad Street, on the East by property now or formerly of Lillie V. Saul, on the South by Ellis Street, and on the West by property now or formerly belonging to the Estate of Mrs. Anna I. Walsh, and is designated in the present system of street numbering of the City of Augusta as being 1010-1012 Broad Street and 1007-1009 Ellis Street. The above described property is the same property which was conveyed to William H. O'Dowd, Sr., and Joseph L. O'Dowd by E. J. O'Connor, Trustee, et al., in a certain deed dated May 10, 1916, and duly recorded in the office of the Clerk of the Superior Court of Richmond County, Georgia, in Book 8 L, pages 554-5, and which was subsequently conveyed by the said William H. O'Dowd, Sr., and Joseph L. O'Dowd to Harry H. Jones in and by a certain deed dated April 22, 1924, which is duly recorded in said Clerk's Office in Book 10 E, pages 91-92, as well as in a certain deed from Samuel Goldberg to Harry H. Jones dated February 11, 1925, and duly recorded in said Clerk's Office in Book 10 J, pages 405-6.

The above described property is subject to a loan deed held by Northwestern Mutual Life Insurance Company originally executed by Harry H. Jones on January 27, 1925, securing the payment of \$12,500.00, which said loan was renewed under the authority of an order entered by the Superior Court of Richmond County, Georgia, in February, 1942, and on which there is presently due approximately \$3,000.00 and interest, the payment of which is assumed by the grantee herein by the acceptance hereof.

✓ Also, a certain tract or parcel of land in Greenville Township, Greenville County, State of South Carolina, on the South side of Court Street in the City of Greenville, beginning at a point on the Northeast corner of a ten (10) foot alley and East Court Street, and thence with said street S. 71.39 East thirty (30) feet to an iron pin corner of Lot No. 4; thence with line of said lot South 18.21 West one hundred (100) feet to an iron pin on an eleven (11) foot alley; thence with line of said alley North 71.39 West twenty-nine (29) feet three (3) inches to point at East line of Lot No. 1; thence with line of said lot North 19.05 East 46 feet 1 inch to point at the Northeast corner of Lot No. 1; thence with line of said lot North 70.55 West five (5) feet