

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 40750-1-26-48

THE STATE OF SOUTH CAROLINA, }

County of Greenville. }

I, Mabel K. Graham,
KNOW ALL MEN BY THESE PRESENTS, That

in the State aforesaid,

in consideration of the sum of

Twenty Thousand & No/100 (\$20,000.00)

, Dollars

to _____ me

in hand paid

at and before the sealing of these presents by

Sitton-Mauldin Buick Company, Inc.

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said

Sitton-Mauldin Buick Company, Inc., its successors and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southwest side of Buncombe 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 on the Southwest side of Buncombe Street at corner of lot formerly belonging to Silas Trowbridge and running thence with Buncombe Street in a Westerly direction 39 feet to a post, corner of property now or formerly of Annie D. Miller Estate; thence with said Miller line, S. 51- $\frac{1}{2}$ W. 65 feet to a point; thence continuing in a Southwesterly direction 48 feet to a stake on back line of lot now or formerly of the Estate of Annie D. Miller; thence running in an Easterly direction 40 feet to a stake at corner of lot formerly owned by Silas Trowbridge; thence with said lot, S. 36 E. 3 feet to an iron pin; thence N. 57 E. 83 feet to an iron pin on the Southwest side of Buncombe Street, the beginning corner.

Together with all right, title and interest which the Grantor has to use a driveway running through a lot now or formerly owned by Janie M. Miller and Annie L. Owen to Academy Street, said driveway being the same particularly referred to in the deed from J. A. Wood and L. T. Wood to E. A. Williams recorded in the R. M. C. Office for Greenville County in Deed Book 11, page 420.

ALSO all that piece, parcel or strip of land situate, lying and being on the Southwest side of Buncombe Street and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Buncombe Street, being the Northeast corner of the lot above described and runs thence along Buncombe Street, S. 33-25 E. 5 feet to an iron pin at corner of property of the Grantee; thence along line of property of the Grantee, S. 56-30 W. 91.7 feet to an iron pin; thence N. 36-45 W. 1 foot to an iron pin; thence N. 32-55 E. 10 feet to a fence post; thence N. 56-30 E. 82.5 feet to an iron pin on the Southwest side of Buncombe Street, the beginning corner.

A strip off the front of these lots was heretofore conveyed to the City of Greenville for the purpose of widening Buncombe Street which will more fully appear by deed recorded in Deed Book 104, page 575, R. M. C. Office for Greenville County, S. C. A right of way has been granted to Southern Bell Telephone & Telegraph Company over the property which is of record in Deed Book 95, page 284.

It is the intent of the Grantor herein to convey by this deed all of the property and rights and easements which were conveyed to the Grantor by deed of B. O. Woodward dated February 1, 1930 recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 138, Page 374.

The Grantee is to pay 1947 taxes on the above property.