

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

TITLE TO REAL ESTATE.

WHEREAS, R. D. Dobson and J. C. Cunningham, both now deceased, were owners in common of the lot of land hereinafter described, a one-half interest therein having been conveyed by the said R. D. Dobson to J. C. Cunningham by deed dated September 15, 1927, recorded in Deed Book 126, Page 270, R. M. C. Office for Greenville County; and it now appearing that through error another deed was executed by the said R. D. Dobson to J. C. Cunningham, as of the same date and conveying the same interest, recorded in Deed Book 171, Page 82, R. M. C. Office for said County, and that the intention was that each should own a one-half interest therein as established by subsequent transactions between them, since recognized by their devisees and successors in title; and

Whereas, the title to the whole of said property is passing to Ruth C. Paget, by division and by purchase, and in order to remove any question of her complete ownership therein, the Bank of Greer, a corporation, in its administrative capacities as Executor of the Will of J. C. Cunningham, deceased, and as Trustee for Nelle C. Black, under the terms of said will, and as Trustee of other properties for the benefit of Lillie B. Cunningham under the terms of said will, and also J. Lee Cunningham, Nelle C. Black and Lillie B. Cunningham, individually, desire to execute this deed of conveyance to the said Ruth C. Paget, conveying thereby any and all interest of J. C. Cunningham and of themselves as his representative and successors in title, and now, for the purposes aforesaid,

KNOW ALL MEN BY THESE PRESENTS, That we, Bank of Greer, Executor of the Will of J. C. Cunningham, deceased, and as Trustee for Nelle C. Black, under the terms of said will, and as Trustee of other properties for the benefit of Lillie B. Cunningham, under the terms of said will, and also J. Lee Cunningham, Nelle C. Black and Lillie B. Cunningham, individually, of the County and State aforesaid, in consideration of the sum of Ten Dollars and correction of title to us in hand paid at and before the sealing of these presents by Ruth C. Paget, 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 Ruth C. Paget, and her heirs and assigns:

All our right, title and interest, if any, in and to all that certain parcel or lot of land lying on the west side of Mostella Place Street, designated as Lot No. 3 on a plat of the E. D. Green property, by W. A. Christopher, Surveyor, dated April 8, 1925, and having the following courses and distances, to-wit: Beginning on the corner of Lot No. 4 and running thence S. 59.30 E. 119.7 feet to the edge of sidewalk; thence S. 33.15 W. 55 feet to the corner of Lot No. 2; thence N. 60.15 W. 119 feet to the line of the old church property; thence along this line N. 30.30 E. 55 feet to the beginning corner. This is the property now identified as the C. & D. Chevrolet Garage Building, and is the same formerly owned by R. D. Dobson and J. C. Cunningham.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said Ruth C. Paget, her heirs and Assigns forever.

And we do hereby bind ourselves, our successors, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Ruth C. Paget, her Heirs and Assigns forever, against ourselves, our successors, and our Heirs and against every person lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 19 day of July, A. D. 1947, in the one hundred and seventy-second year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Ruskin B. Bobo
W. Paul Brannon

BANK OF GREER

BY: B. A. Bennett (SEAL)
President.

J. S. McClimon (SEAL)
Cashier.

Executor of the Will of J. C.
Cunningham, Deceased, and Trustee
under the terms of said Will for
Nelle C. Black and Lillie B. Cunningham.