

**State of South Carolina,**

Greenville County

OCT 31 9 30 AM 1950

*Know all Men by these presents, That*

We, Coke Smith, Jr. and Annie Belle Smith,

in the State aforesaid, in consideration of the sum of

Twelve Thousand, Eight Hundred, Fifty and No/100 - - - - (\$12,850.00) - - - Dollars

to us paid by Carl E. Jernberg, Jr. and Frances W. Jernberg

in the State aforesaid, 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 Carl E. Jernberg, Jr. and Frances W. Jernberg, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the Northwest side of Berkley Avenue, being known and designated as the greater portion of Lots Nos. 20 and 29 and a small triangular portion of Lot No. 21 of a subdivision known as Franklin Park, according to a plat thereof prepared by W. J. Riddle, Surveyor, December, 1943 and recorded in the R. M. C. office for Greenville County in Plat Book M, at page 89 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Berkley Avenue at a point 10 feet Northeast from the joint front corner of Lots Nos. 19 and 20, and running thence along the Northwest side of Berkley Avenue, N. 32-58 E. 71.6 feet to a point in the front line of Lot No. 21 at the corner of property belonging to John W. Arrington, Jr.; thence along a new line through Lot No. 21, 20 and 29, (this line being shown on a survey of Dalton and Neves, Engineers, dated August, 1950) N. 57-08 W. 271.2 feet, more or less, to a point on the Northwest side of a 10-foot alley shown on the above mentioned Riddle plat; thence along the Northwest side of said 10-foot alley, S. 46-41 W. 51.8 feet, more or less, to a point which is 10 feet Northeast of the rear corner of Lot No. 30; thence along the line of property heretofore conveyed by D. Frank Williams to Rebecca W. Johnson, S. 53-00 E. 292 feet, more or less, to the beginning corner; being the same conveyed to us by J. H. Mauldin by his deed dated May 16, 1950 and recorded in the R. M. C. office for Greenville County in Deed Vol. 409, at page 381, and by John W. Arrington, Jr. by his deed dated October 24, 1950 and recorded in the R. M. C. office for Greenville County in Deed Vol. 421, at page 546, less, however, a small portion of Lots Nos. 20 and 29 conveyed by us to John W. Arrington, Jr. by deed dated October 24, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 421, at page 537.

It is expressly understood and agreed that the above description includes a 10-foot alley to the rear of Lot No. 29 which is shown on the above mentioned plat, recorded in Plat Book M, at page 89, and that said alley is now closed, but the grantors do not warrant title to that portion of the above described premises as their predecessor in title has reserved the right to re-open said alley at any time.

This conveyance is subject to the same restrictions and protective covenants as are contained in the deed from D. Frank Williams to R. L. Pinson, Jr. dated December 11, 1946 and recorded in the R.M.C. office for Greenville County in Deed Vol. 303, at page 432.

This conveyance is also subject to recorded rights-of-way for utilities, power or sewer lines.

The grantees are to pay taxes for the year 1950, said taxes having been prorated as of this date.

163-2-62471