

BOOK 475 (of 530)

GREENVILLE S.C.

State of South Carolina

COUNTY OF GREENVILLE
GREENVILLE

APR 3 5 11 PM 1930

RECORDED
E. M. ...

KNOW ALL MEN BY THESE PRESENTS, That Sitton-Mauldin Buick Company, Inc.

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 Eleven Thousand and No/100---Dollars,
(\$111,000.00)

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 T. A. Roe, his
heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being
at the Southeastern corner of the intersection of Buncombe and Academy Streets
in the City of Greenville, Greenville County, State of South Carolina, being
shown as lots 16, 16a, 17, 18 and 1 of Block 2, Page 2, of the City Block Book
and being more particularly described as follows:

"BEGINNING at an iron pin on inside of sidewalk at Southeastern corner
of the intersection of Buncombe and Academy Streets and running thence with the
Eastern side of sidewalk along Academy Street S. 26-09 W. 144.3 ft. to an old
iron pin at corner of property now or formerly owned by B. O. Woodward; thence
with line of the Woodward property S. 62-53 E. 75.2 feet to iron pin; thence
S. 36-45 E. 34.4 feet to post; thence S. 22-55 W. 157 feet to iron pin, for-
merly a fence post; thence S. 70-53 E. 40.5 feet to an iron pin; thence N.
47-46 E. 69.7 feet to iron pin; thence N. 40-09 W. 15 feet to an iron pin;
thence N. 55-51 E. 129.7 feet to an iron pin on property line of Southwest
side of Buncombe Street; thence with Southwest side of Buncombe St. N. 34-01
W. 124.8 ft.; thence continuing with Buncombe St. in a Westerly direction 44
feet to corner of lot formerly owned by Annie M. Owen; thence continuing with
Buncombe St. N. 33-57 W. 96.6 feet to point of beginning."

Together with all rights, title and interest in and to a driveway
running through a lot formerly owned by Jennie M. Miller and Annie L. Owen to
Academy Street. Said driveway being particularly referred to in deed recorded
in Volume 11 at Page 420 and subsequent conveyances.

Said premises being the identical property conveyed to the grantor by
three separate deeds as follows: Annie M. Owen, recorded in Volume 323, Page
38; Mable K. Graham, recorded in Volume 314, Page 374; Martin B. Bridges and
H. R. Stephenson, recorded in Volume 265, Page 314.

It is understood that this conveyance is made subject to the terms of
an agreement in reference to set-back line executed by the grantor to the
City of Greenville, recorded in Deed Book 376, Page 315.