

THE STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } G.F.C.

OCT 23 3 27 PM 1953

KNOW ALL MEN BY THESE PRESENTS, That O. EDWIN STARNES and CHARLES E. STARNES, As Trustees under the Will of Lillie E. Starnes, deceased, in the State aforesaid, in consideration of the sum of One and No/100----- Dollars

to us in hand paid at and before the sealing of these presents by Ernest Paxton

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, ^{quitclaim,} sell and release unto the said ERNEST PAXTON, his heirs and assigns, forever:

ALL that lot of land with the buildings and improvements thereon, situate on the East side of Jones Avenue in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 20 on Plat of property of Parrish, Gower & Martin, made by Dalton & Neves, Engineers, March, 1928, recorded in the RMC Office for Greenville County, S. C., in Plat Book G, page 197, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Jones Avenue at joint front corner of Lots 19 and 20 and running thence along the line of Lot 19, S. 88-58 E., 175 feet to an iron pin; thence S. 0-48 W., 60 feet to an iron pin; thence with the line of Lot 21, N. 88-58 W., 175 feet to an iron pin on the East side of Jones Avenue; thence along Jones Avenue, N. 0-48 E., 60 feet to the beginning corner.

THE above property was conveyed to Lillie E. Starnes by deed of Ernest Paxton, dated May 28, 1929, recorded in the RMC Office for Greenville County, S. C., in Deed Book 145, page 318. Subsequently the said Lillie E. Starnes conveyed the above described lot to the said Ernest Paxton and the said deed was duly delivered to Ernest Paxton but was lost or destroyed and never recorded. Thereafter Lillie E. Starnes died testate on April 26, 1957, and by her last will and testament, the original of which is on file in Buncombe County, North Carolina, and a duly authenticated copy of said will is on file in the Probate Court for Greenville County, S. C., she devised the residue of her estate including any interest in the above described property to the Grantors herein as Trustees, giving said Trustees full power and authority to sell and convey any property belonging to her said estate. This deed, therefore, is made by the undersigned as Trustees under the will of Lillie E. Starnes to Ernest Paxton for the purpose of conveying to the said Ernest Paxton any legal title to the above described property which may be vested or appear to be vested of record in said Trustees due to the loss of the above mentioned deed from Lillie E. Starnes prior to having been properly recorded.