

KNOW ALL MEN BY THESE PRESENTS That THE MAIN-ELFORD CORPORATION a corporation chartered under the laws of the State of Delaware and having its principal place of business at Providence in the State of Rhode Island, for and in consideration of the

exchange of real property to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 PAUL BROWNING:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being at the southeast corner of the intersection on North Main Street and East Coffee Street, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey thereof made by R. E. Dalton, May, 1938, the following metes and bounds:

BEGINNING at a point at the southeast corner of the intersection of North Main Street and East Coffee Street, and running thence with the east side of North Main Street S. 20-25 W. 38.2 feet to a point at the center of a 13-inch brick wall; thence through the center of said 13-inch brick wall S. 69-35 E. 144.6 feet to a point in the center of an 8.4 foot alley; thence with the center of said alley N. 20-25 E. 38.2 feet to a point on the south side of East Coffee Street to and with the north edge of an 18-inch brick wall, N. 69-35 W. 144.6 feet to the point of beginning.

Together with all the right, title and interest of the grantor in and to the 13-inch brick party wall located on and along the southern side of the above described lot and also all the right, title and interest in and to the 8.4 foot alley and the use thereof running from the south side of East Coffee Street along the eastern edge of the property above described.

And together with all the right, title and interest of the grantor, as Lessor, in and to a certain lease of the premises to Walgreen Co., dated May 18, 1936, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 188 at page 251, as amended by agreement, dated September 18, 1946, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 300 at page 396, which lease as amended, insofar as the interest of the grantor therein is concerned, is hereby assigned to the grantee.

This is the identical property conveyed to the grantor herein by Alester G. Furman, Juliet T. Johnston and Harry R. Stephenson, Jr., individually and as Executor and Trustee, et al, by deeds duly recorded in the R.M.C. Office for Greenville County, South Carolina.



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 grantee(s) hereinabove named, his heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 22nd day of December in the year of our Lord one thousand, nine hundred and fifty-nine and in the one hundred and eighty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of: Frances E. Morgan, K. Patricia Oliver. THE MAIN-ELFORD CORPORATION (L.S.) By Charles P. Williamson, Vice Pres. and Charles E. Clapp II, Treas.

PERSONALLY appeared before me Frances E. Morgan and made oath that she saw Charles P. Williamson as Vice-President and Charles E. Clapp II as Treasurer of The Main-Elford Corporation a corporation chartered under the laws of the State of Delaware sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with K. Patricia Oliver, witnessed the execution thereof.

SWORN to before me this 22nd day of December, A. D. 1959. Notary Public for the State of Rhode Island. My commission expires: June 30, 1961. Recorded December 30th, 1959, at 3:08 P.M. #18696

