

TITLE TO REAL ESTATE BY A CORPORATION, Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C.

VOL 895 PAGE 377

For True Consideration See Affidavit
Book 32 Page 259

KNOW ALL MEN BY THESE PRESENTS, that MARTIN REALTY CO.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Cancellation of all outstanding stock of Martin Realty Co. owned by the grantee Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto C. B. MARTIN, JR. AND C. S. MARTIN, their heirs and assigns forever:

ALL that piece, parcel or lot of land with improvements thereon in the City and County of Greenville, State of South Carolina and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Sam Street (formerly Sams Alley) 56 feet from the joint corner of said street and Viola Street (formerly Parker Street) and running thence N. 19-30 E. 178 feet to an iron pin; thence N. 86-15 W. 175 feet to an iron pin on the east side of Gilmore Street (formerly Irvine Street); thence along said street, S. 19-30 W. 178 feet to an iron pin on the north side of Sam Street; thence along said street, S. 86-15 E. 175 feet to the point of beginning, and being all of Lots 3, 4, 5, and 6 and a part of Lots 2, 7, 8, and 9 as shown on a plat of a subdivision of Mrs. Eva B. Irvine, made by Will D. Neves, dated March, 1912 and recorded in the RMC Office for Greenville County in Plat Book A, at pages 500 and 501.

ALSO: All those certain pieces, parcels or lots of land situate, lying and being on the North side of Watson Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lots 34, 35, 36 and 37 on Plat of Carver Park recorded in the Greenville County RMC Office in Plat Book AA, page 187 and being described together according to said Plat as follows: BEGINNING at an iron pin on the North side of Watson Street at the joint front corners of Lots 33 and 34 and running thence with the joint line of said Lots N. 47-0 W. 122.7 feet to an iron pin; thence along the rear of Lot 34 S. 43-0 W. 29.2 feet to an iron pin; thence along the rear of Lot 35 S. 80 W. 28 feet to an iron pin; thence with the rear line of Lot 36 S. 80 W. 27 feet to a point and N. 89- 41 W. 28 feet to a point; thence with the line of Lot 37 N. 89-41 W. 60 feet to an iron pin at the northwestern corner of Lot 37; thence with the western boundary line of Lot 37 S. 0-19 W. 120 feet to an iron pin on the north side of Watson Street; thence with Watson Street S. 89-45 E. 60 feet to a point; thence S. 89-45 E. 61 feet to a point; thence S. 89-45 E. 22.8 feet to a point; thence with the curve of the Street, the chord of which is N. 66-53 E. 50.5 feet to a point; thence N. 44-51 E. 73 feet to the point of beginning.

The above property is conveyed subject to existing easements, restrictions and rights of way upon or affecting said property.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors against the grantor and its successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 31st day of July 19 70.

SIGNED, sealed and delivered in the presence of:

MARTIN REALTY CO. (SEAL)

A Corporation

By:

C. B. Martin, Jr.
President

J. M. Hart
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of July 19 70.

Samuel A. Macleod (SEAL)
Notary Public for South Carolina.

My commission expires: 5-13-80

RECORDED this 4th day of August 1970, at 11:46 A. M., No. #2793

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500-10-1-79 240 E 3