

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN CO. S. C. 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }FILED
GREENVILLE CO. S. C.
SEP 17 3 51 PM '74
DORRIS S. TAMMERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that We, Wesley Harrison and J. F. Harrison,

in consideration of **Ninety-Three Thousand Five Hundred Thirty-Eight and 95/100---Dollars plus assumption of mortgage balance as set out hereinbelow**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **T. L. Ayers, Jr. and J. B. Stephens**, their heirs and assigns forever.

All our right, title and interest, the same being an undivided one-fourth (1/4) interest each in and to all that piece, parcel or lot of land, located, lying and being in the City of Greenville, State of South Carolina, at the intersection of North Main Street and Academy Street as shown on plat recorded in the RMC Office for Greenville County in Plat Book RRR at Page 161 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of the right of way of North Main Street at the corner of property now or formerly of Trinity Lutheran Church and running thence with said line N. 70-45 W. 210 feet to a stake; thence N. 17-47 E. 10 feet to a stake; thence S. 70-45 E. 10 feet to a stake; thence along the eastern edge of a twenty-foot alley N. 17-47 E. 133.3 feet to a stake on the southern edge of a right of way of Academy Street Loop; thence S. 70-45 E. 203 feet to a stake on the western edge of the right of way of North Main Street; thence, with the western edge of the right of way of North Main Street S. 19-00 W. 143.15 feet to the point of beginning.

ALSO all the right, title and interest of the grantors herein, subject to the conditions and limitations thereon, in and to the following: (1) That certain twenty-foot alley on recorded plat referred to hereinabove which abuts on the western edge of the within described property; (2) That certain nine-foot alley which heretofore intersected with the above alley and heretofore extended from North Main Street to Towers Street as shown on plat entitled "Property of C. E. Daniel, Greenville, South Carolina" dated July 9, 1941. Said nine-foot alley is presently included in the right of way of Academy Street Loop. It is the intent of the grantors herein to hereby convey their right, title and interest in and to said nine-foot alley. The conditions and limitations on the above are more fully set forth in that certain deed from A. F. Day to Augustus W. Smith, H. T. Mills, Allen J. Graham and W. S. Griffin as Trustees for the Young Mens Christian Association, dated May 1, 1924 and recorded in the RMC Office for Greenville County in Deed Book 99 at Page 68.

-500-3-2-24

This is the same property conveyed to the grantors and grantees herein by deed of Daniel Construction Company dated September 14, 1967 and recorded in the RMC Office for Greenville County in Deed Book 828 at Page 403 and is hereby conveyed subject to easements, restrictions or rights of way which are a matter of record and actually existing on the ground affecting said property.

As a part of the consideration of this deed, the grantees agree and assume to pay in full the indebtedness due on the note and mortgage covering the above described property owned by Liberty Life Insurance Company dated September 21, 1967 in the original amount of \$190,000.00 and recorded in the RMC Office for said County and State in Mortgage Book 1069 at Page 671, which has a present balance due in the sum of \$125,422.10.

The grantees agree to pay Greenville County and the City of Greenville property taxes for the tax year 1974 and subsequent years.