

FILED
State of South Carolina, GREENVILLE CO. S. C.

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Greenville County

MAR 13 9 50 AM '76

LONNIE S. TANKERSLEY

Know all Men by these presents, That Bill B. Bozeman as successor
 Trustee of A. E. Smith

in the State aforesaid, in consideration of the sum of

-----Ten and No/100 (\$10.00)-----Dollars

to him paid by Miriam Joan McMahan,

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Miriam Joan McMahan, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of West McBee Avenue, in the City of Greenville, in Greenville County, South Carolina, and having, according to a plat entitled "Property of Thomas E. Bailes, Greenville, S. C.," made by Dalton & Neves, and dated May, 1948, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "T", Page 37, the following metes and bounds, to-wit:

BEGINNING at a point on the southwesterly side of West McBee Avenue, which point is located 90.5 feet in a westerly direction from the southwesterly corner of the intersection of West McBee Avenue and South Main Street, said point also being the joint corner of the property herein conveyed and the property of the First National Bank, Greenville, S. C., and running thence along the line of the First National Bank property, S. 21-00 W. 27.4 feet to a point; thence continuing with the line of the First National Bank property, N. 69-00 W. 29.25 feet to a point; thence continuing along the line of the First National Bank property, S. 21-11 W. 47.95 feet to a point, the common corner of the property herein conveyed with the property of the First National Bank and the property belonging to Belk-Simpson Company; thence along the line of the Belk-Simpson property, N. 69-02 W. 17.1 feet to a point which is the joint rear corner of the property herein conveyed with property now belonging to Thomas E. Bailes, et al; thence along the common line of the property herein conveyed with the property now owned by Thomas E. Bailes, et al, which line runs through the center of a 13 inch brick wall, N. 21-00 E. 75.4 feet to a point on the southwesterly side of West McBee Avenue; thence along the southwesterly side of West McBee Avenue, S. 69-00 E. 46.5 feet to the point of BEGINNING.

TOGETHER with all rights which the Grantor has to use any party walls and wall rights, together with all the rights and privileges heretofore reserved to maintain, replace any sewer lines now crossing property of Belk-Simpson Company as described in deed of N.C. Poe, Jr., et al, to Belk-Simpson Company dated May 7, 1937, recorded in the RMC Office for Greenville County, S. C., in Deed Book 198, at page 329.

The above described property is the same conveyed by Milton I. McMahan to A. E. Smith as Trustee, pursuant to Deed dated January 1st, 1966, and recorded on January 5, 1966, in the RMC Office for Greenville County, S. C. in Deed Volume 789 at page 210. Subsequently the said A. E. Smith died and at a hearing before Honorable Ralph W. Drake, Probate Judge for Greenville County, S. C., the court named Bill B. Bozeman, the grantor herein, as successor Trustee under the same terms and conditions of the Trust as is set out in the deed of January 1, 1966. The Order of said Probate Court is dated At the end of 10 years, that is, on January 31, 1976, title to the above mentioned real estate automatically passes to Miriam Joan McMahan in fee simple, but this deed is executed as an additional precaution to inform all court house offices and the general public that legal title to said property is now vested in Miriam Joan McMahan, her heirs and assigns forever. Grantee is to pay city and county taxes for the year 1976. The mailing address of Grantee is P. O. Box 10233, 11 West McBee Avenue, Greenville, S. C. 29603.