

Address of Grantee: 45 Southland Ave., Greenville, S. C. 29601

Prepared by WYCHE, BURGESS, FREEMAN & PARIHAM, P.A. Attorneys at Law, Greenville, S.C.

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State of South Carolina GREENVILLE, CO. S. C. TITLE TO REAL ESTATE

GREENVILLE COUNTY JAN 12 9 50 AM '77

Know All Men by These Presents:

MARY FRANCES SMITH, MARY FRANCES S. McMURRIA and HARRIET

That S. WYCHE, ODORIE S. TANKERSLEY hereafter referred to as Grantor, in consideration of the sum of Thirty-two Thousand & No/100 (\$32,000.00) DOLLARS, paid to Grantor

by FIRST CHURCH OF CHRIST SCIENTIST, Greenville, S. C. hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its successors and assigns:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the westerly side of North Main Street, in the City of Greenville, S. C., and being shown as Parcel A on a plat entitled "Smith Building," made by R. K. Campbell, dated December 29, 1960, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book RR, Page 70, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the face of a brick wall on the westerly side of North Main Street, which point is 135 feet north of the northwesterly corner of the intersection of North Main Street and West North Street and is the joint front corner of the Smith property and property of Gilfillin and Houston, and running thence along the westerly side of North Main Street, N. 19-30 E. 16 feet, 11 inches to a point in the face of a brick wall; thence turning and running along a line through the face of said brick wall and continuing along the center line of an eight-inch interior wall, which line is the joint line of Parcels A and B, the following courses and distances, to-wit: N. 70-30 W. 103 feet 9 inches; S. 19-30 W. 12 feet 0.75 inch; N. 70-30 W. 26 feet 4 inches to a point on the outer face of a brick wall on the easterly side of a 10-foot alley; thence turning and running along the easterly side of said 10-foot alley along and beyond the outer face of said brick wall, S. 19-30 W. 4 feet 10-1/4 inches to a point, joint rear corner of the Smith property and the Gilfillin and Houston property; thence turning and running with the joint line of said properties, a portion of which line runs through a re-inforced brick wall, S. 70-30 E. 130 feet 1 inch to the point of beginning.

TOGETHER with all the right, title and interest of the grantors created by the wall tie-in agreement dated January 18, 1940, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 218, page 40, and subject to the party-wall rights of the adjoining property owner created by said agreement. - 500 - 2 - 6 - 22

Being the same property conveyed to Alfred T. Smith by Harold C. Smith, et al, by deed dated January 6, 1961, and recorded in the R.M.C. Office for Greenville County in Deed Book 666, at page 155. Alfred T. Smith died testate July 16, 1973. By his Will he devised the above real estate to his wife, Mary Frances Smith (one of grantors) for life, remainder to his daughters Mary Frances S. McMURRIA & Harriet S. Wyche (the other grantors). See Apt. 1290, File 14, Office of Probate Judge, Greenville Co., S.C. Buyer is responsible for 1977 taxes.

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 said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 6th day of January, 1977.

Signed, Sealed and Delivered in the Presence of

Sara M. Wyche
Judith A. Wood

Mary Frances Smith (Seal)
Mary Frances Smith
Harriet Smith Wyche (remainderman) (Seal)
Mary Frances S. McMURRIA (remainderman) (Seal)
Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

6th day of January, 1977.

Judith A. Wood (Seal) Notary Public for South Carolina

My Commission expires 9-11 1984

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

NOT APPLICABLE RENUNCIATION OF DOWER Women grantors

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs.

Documentary Tax stamps: \$53.00, \$11.00, \$29.15, \$06.05. Includes date stamp JAN 11 1977.

Notary Public for South Carolina

My Commission expires 19

Recorded this 12th day of January 1977 at 9:50 A/M., No. 18583

2-6-22