

20 Sidney St.
Greenville, SC 29609
State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.

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RECORDED

WHEREAS, the Grantor herein and the Grantee herein are joint tenants in property known and designated as Lot 13, Sidney Street as shown on a plat of the Estate of J. M. Perry, prepared by R. E. Dalton, dated May, 1923, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at page 127; and

WHEREAS, the said Grantor and Grantee each desire to convey to the other an undivided interest in one-half of the property referred to above;
NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That EUGENE W. BROWN

in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) Dollar, and the premises----- xDollars;

to him in hand paid at and before the sealing of these presents by

Roy F. Vaughn, Sr., and Marie S. Vaughn

(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 Roy F. Vaughn, Sr., and Marie S. Vaughn, their heirs and assigns, forever:

A ONE-HALF UNDIVIDED INTEREST IN AND TO:

All that piece, parcel or lot of land situate, lying and being on the Northern side of Sidney Street, in the County of Greenville, State of South Carolina, being known and designated as the Eastern half of Lot No. 13 as shown on a plat of the Estate of J. M. Perry, prepared by R. E. Dalton, dated May, 1923, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at page 127, and having, according to a more recent plat, prepared by Campbell & Clarkson Surveyors, Inc., dated September 20, 1977, entitled "Property of Roy F. Vaughn, Sr.", and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 61 at page 92, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Sidney Street at the joint front corner of Lots Nos. 12 and 12 and running thence with the line of Lot No. 12 N. 31-30 W. 150 feet to an iron pin on the Southern side of Gantt Street; thence with the Southern side of Gantt Street S. 58-30 W. 25 feet to an iron pin at the rear line of Lot No. 13; thence a new line through Lot No. 13 S. 31-30 E. 150 feet to an iron pin on the Northern side of Sidney Street; thence with the Northern side of Sidney Street N. 58-30 E. 25 feet to the point of beginning.

The within conveyance is subject to such restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, as may affect the above described property.

This is a portion of the property conveyed to the Grantor and the Grantee herein by deed of George F. Miller, Greenville County Tax Collector, dated June 7, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1058 at page 351 on June 13, 1977.

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