

FILED
GREENVILLE CO. S. C.

VGL 1203 PAGE 390

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DONALD C. GRENSELY
R.M.C.

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT South Carolina National Bank, Trustee of R. L. Baldwin Trust under Agreement dated February 19, 1975, Grantor

in consideration of Sixty-five Thousand and No/100ths Dollars (\$65,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto The City of Greenville, a municipal corporation, its successors and assigns,

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, and having the following metes and bounds:

BEGINNING at an iron pin on the East side of Richardson Street 90 feet South from West Washington Street, and running thence S. 20-00 W. 60 feet with said Richardson Street to an iron pin; thence S. 70-00 E. 100 feet to an iron pin on what is known as, or was, Gower's line; thence N. 20-00 E. 60 feet with the Gower's line to an iron pin; thence N. 70-00 W. 100 feet to the point of beginning.

LESS, HOWEVER, that portion of the above property taken by the South Carolina State Highway Department as shown in construction File 23.646, Project A-646.

ALL that piece, parcel or lot of land with the building and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the West side of South Laurens Street, and having the following metes and bounds:

BEGINNING at a point on the West side of South Laurens Street and running thence along South Laurens Street in a Northerly direction seventy (70) feet, more or less, to a point, corner of property now or formerly belonging to Conyers & Gower; thence in a westerly direction parallel with West Washington Street One Hundred (100) feet, more or less; thence in a Southerly direction parallel with South Laurens Street Seventy (70) feet, more or less, to a point; thence in an easterly direction parallel with West Washington Street One Hundred (100) feet to a point on the West side of South Laurens Street, the beginning corner.

26(500) 49-3-11

THIS DEED and conveyance is made subject to the rights of Hunter Tire Service Incorporated, Lessee, under that certain Lease between Grantor herein and Lessee dated January 1, 1982; such state of facts as would be disclosed by a current, accurate survey of the property; and such existing general utility and drainage easements of record, if any, as may be applicable to the property and which do not contain reversionary or forfeiture clauses.

THIS is the same property conveyed to South Carolina National Bank, Trustee of R. L. Baldwin Trust, by deed of Frank P. McGowan, Jr. as Master in Equity for Greenville County dated November 4, 1981 recorded November 9, 1981 in Deed Book 1158, Page 6 of the Greenville County RMC Office. Now shown as Block Book No. 49-3-11.

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, and the grantee's successors and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's successors and assigns to warrant and forever defend all and singular said premises unto the grantee and the grantee's

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