

GRANTEE'S ADDRESS: 218 Bendingwood Circle, Taylors, SC 29687

VOL 1230 PAGE 238

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAH 2
DONNIE S. TINKERSLEY
R.M.C.
TITLE 08 PA 085
REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT I, EFFIE LLOYD ALLEN BEATTIE (hereinafter the grantor), in consideration of the love and affection for my three daughters, the grantees herein, have granted, bargained, sold, given and released, and by these presents do grant, bargain, sell, give and release unto SUSANNE BEATTIE RHODES, EFFIE BEATTIE DICKEY AND JANELL ARNOLD BEATTIE, in equal shares, their heirs and assigns forever, the following described property:

An undivided one-sixth (1/6th) interest in and to all that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being within the city block bounded on the south by East Washington Street, on the west by North Brown Street, on the north by East Coffee Street and on the east by North Spring Street, in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey of property of the Estate of C. O. Allen made by Dalton & Neves Engineers, dated August 1969 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book TTT, Page 31, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwesterly corner of the intersection of North Spring Street and East Washington Street and running thence with the northerly edge of East Washington Street, N. 69-54 W. 209.2 feet to an iron pin at the northeasterly corner of the intersection of East Washington Street and North Brown Street; thence turning and running with the easterly edge of North Brown Street, N. 19-27 E. 244.06 feet to an iron pin at the southeasterly corner of the intersection of North Brown Street and East Coffee Street; thence turning and running with the southerly edge of East Coffee Street, S. 71-10 E. 107.7 feet to an iron pin at the corner of property now or formerly belonging to Sarah B. Spann; thence turning and running with the line of the Spann property, S. 20-53 W. 122.2 feet to an iron pin; thence turning and continuing with the line of the Spann property, S. 70-50 E. 107.8 feet to an iron pin on the westerly side of North Spring Street; thence turning and running with the westerly edge of North Spring Street, S. 20-57 W. 126.0 feet to the point of beginning.

26-500-43-4-2 NOTE

LESS, HOWEVER, all that certain piece, parcel or strip of land on Spring Street acquired by the South Carolina Highway Department described and designated as Tract 4 on Amended Notice of Condemnation dated August 20, 1975, Road No. S-76 between McBee Avenue and Beattie Street, Greenville County, South Carolina, known as South Carolina Highway Department File No. 23,649.

The grantor's interest in the above-described property was acquired by devise under the Will of her father, Walter H. Allen, who died testate on March 26, 1943 leaving his Last Will and Testament which was admitted to probate and is on file in the Office of the Greenville County Probate Court in Apartment 461 at File 8 and by devise under the Will of the Grantor's cousin, Walter C. Humphreys, Jr., who died testate on February 28, 1983, leaving a Will which was admitted to probate and copies of which are on file in the Greenville County Probate Court in Apartment 1747 at File 22 and in File No. 83ES2300762.

The property herein conveyed is subject to the rights of tenants under that certain lease agreement dated September 12, 1969 by and between Ramath A. Humphreys, Virginia A.

2025 075

RECORDED

4328-11-21