

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,)
COUNTY OF GREENVILLE.)

WHEREAS, PIEDMONT AND NORTHERN RAILWAY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, did, on or about December 1, 1936, make, execute and deliver unto GUARANTY TRUST COMPANY OF NEW YORK, a corporation organized and existing under the laws of the State of New York, as Trustee, its Mortgage and Deed of Trust, dated on that day, and duly recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Real-Estate Mortgage Book 266, at page 1, wherein and whereby Piedmont and Northern Railway Company conveyed unto Guaranty Trust Company of New York, as Trustee, certain property, both real and personal, to secure the payment of certain bonds, as set out and referred to in said Mortgage and Deed of Trust; and

WHEREAS, Piedmont and Northern Railway Company has contracted and agreed to sell unto C.L. Cannon & Sons of Greenville, Inc., that certain lot, piece or parcel of land situate, lying and being within the corporate limits of the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:-

BEGINNING at an iron pin in the southerly margin of West Washington Street and the easterly margin of a private driveway, said iron pin being South 64 -08 East, 30 feet from an iron pipe at the northeasterly corner of property of Victor P. Davis, formerly property of George R. Wilkinson; thence with the southerly margin of West Washington Street, South 64 -08 East 126 feet to an iron pin; thence South 25 -26 West, 7.5 feet from and parallel with Piedmont and Northern Railway Service track No. 12, 130 feet to an iron pin; thence North 64 -34 West 118.5 feet to an iron pin in the easterly margin of private driveway 30 feet in width; thence with the easterly margin of said driveway North 22-09 East 131.16 feet to the point of BEGINNING, containing 15,950 square feet, more or less, as shown within red lines of blue print map hereto attached and made a part hereof;

AND WHEREAS, it appears from the papers presented to Guaranty Trust Company of New York that the above described property is of the value as set out in said papers, and that sale and disposition of said property is desirable in the proper conduct of the business of said Piedmont and Northern Railway Company, and that it is desirable in the proper conduct of the business of said Piedmont and Northern Railway Company to release the above described property from lien of the Mortgage and Deed of Trust executed and delivered by Piedmont and Northern Railway Company to Guaranty Trust Company of New York, as Trustee, as aforesaid;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Guaranty Trust Company of New York, a corporation organized and existing under the laws of the State of New York, as Trustee, in pursuance of authority in it vested by and under said Mortgage and Deed of Trust, and in consideration of the sum of \$5.00 and other good and valuable considerations to it in hand paid by C.L. Cannon & Sons of Greenville, Inc., the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell convey and release from the aforesaid Mortgage and Deed of Trust, and forever quitclaim unto the said C.L. Cannon & Sons of Greenville, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of South Carolina, its successors and assigns, all of its right, title, interest and estate as Trustee, as aforesaid, in and to the above described lot of land.

The recitals herein contained are based only on representations made by Piedmont and Northern Railway Company, and Guaranty Trust Company of New York accepts no responsibility for the statements herein contained.

IN WITNESS WHEREOF, the Guaranty Trust Company of New York, Trustee, has caused its corporate name to be hereunto subscribed by its Vice President, attested by its Secretary or Assistant Secretary, and its corporate seal to be hereunto affixed on the 19th day of June, 1947.

ATTEST:
J. C. Battery
Assistant Secretary.
Signed, Sealed and Delivered
in the presence of:
R. H. McCloughan
Margaret M. Flaherty

GUARANTY TRUST COMPANY OF NEW YORK
AS TRUSTEE,
By: Arthur E. Burke
Vice-President



STATE OF NEW YORK)
COUNTY OF NEW YORK)

PERSONALLY appeared before me R. H. McCloughan, and made oath that he saw the within-named GUARANTY TRUST COMPANY OF NEW YORK, by Arthur E. Burke, its Vice President, and J.C. Battery, its Assistant Secretary, sign, seal, and as its Act and Deed deliver the within written Deed, and that he with Margaret M. Flaherty witnessed the execution thereof.

SWORN to and subscribed before me this 20th day of June, A.D., 1947.

R. H. McCloughan

Wm. J. Burnham
Notary Public, State of New York
ORIGINALLY QUALIFIED IN WESTCHESTER COUNTY

