

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Walter S. Griffin

in the State aforesaid,
in consideration of the sum of

One Dollar, and natural love and affection DOLLARS,

to me in hand paid
at and before the sealing of these presents by Annie Curry Griffin

(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

Annie Curry Griffin: All that certain piece of real estate situated in the City of Greenville at the corner of South Main and Broad Streets, fronting upon South Main Street One hundred and four feet, four and three eighths inches (104 ft. 4-3/8 inches), consisting of three separate lots described as follows:

No. 1. Beginning at an iron pin, south east corner of South Main and Broad Streets; thence S. 19° 15' W. (or as the true direction of said street may be established) with South Main Street thirty (30) feet to an iron pin; thence S. 70° 45' E. (or as the true direction of Broad Street may be established) in a line parallel with Broad Street seventy-four feet four inches or to the corner of the building now covering this lot; thence N. 19° 15' E. to an iron pin on Broad Street; thence with Broad Street N. 70° 45' W. (or as the true direction of Broad Street may be established); thence with Broad Street seventy-four feet four inches, more or less, as the case may be, to the beginning corner, being the lot whereon a brick building now stands.

Also all my right, title and interest of, in and to a strip of land fronting one and one-half inches on Broad Street and thirty feet in depth along the line of A.H. Dean, as to which strip one and a half inches wide the warranty in this deed does not extend. This being the lot conveyed by Horwood National Bank to T.C. Gower and R.E. Houston, February 15, 1913, R.M.C. Book 25, page 309, and by the latter to Ellison A. Smyth, August 2, 1916, R.M.C. Book 29, page 134.

No. 2. Beginning at an iron pin on the east side of South Main Street at the corner of the lot described above, thirty (30) feet from the corner of South Main and Broad Streets and running thence with South Main Street S. 18-1/2° W. (or as the true direction of said street may be established) forty-nine feet four and three eighths inches (49 ft. 4-3/8 inches) to an iron pin; thence S. 70° 15' E. (or as the true course of Broad Street may be established) one hundred and nineteen (119) feet along the line of lot No. 4 of the George Heldman estate to iron pin; thence N. 19° E. twenty-five (25) feet to iron pin; thence N. 70-1/2° W. forty-four and three-fourths (44-3/4) feet to iron pin; thence N. 18-1/2° E. parallel with South Main Street twenty-four feet four and three eighths inches (24 ft. 4-3/8 in.) along the line of lot of A.H. Dean to an iron pin, corner of lot No. 1 above described; thence N. 70-1/2° W. parallel with Broad Street about 74 feet to the beginning corner, including all of lot No. 3 and a portion of lot No. 2 of the real estate of George Heldman, deceased, according to plat thereof prepared by John M. Cureton and bearing date December 21, 1900; this being the same property conveyed to B.H. Peace by Thomas Harrison January 25, 1911, R.M.C. Book 9, page 579 and by B.H. Peace to Ellison A. Smyth September 17, 1912, R.M.C. Book 16, page 60.

No. 3. Beginning at an iron pin corner of lot last described; thence with South Main Street S. 18-1/2° W. (or as the true direction thereof may be established) twenty-five feet (25 ft.) to corner of lot of Viola Wickliffe; thence with her line S. 70-1/2° E. one hundred and nine and one-half (109-1/2) feet to iron pin on alley; thence with alley N. 19° E. twenty-five (25) feet to lot No. 2 above described; thence with line of said lot N. 70-1/2° W. one hundred and nine (109) feet to the beginning corner, known as lot No. 4 of Heldman estate, conveyed by H.J. Haynsworth and F.P. Conyers to S.E. Conyers by deeds recorded in R.M.C. Book WWV 592 and WWV 593, and by S.E. Conyers to Ellison A. Smyth November 13, 1914 R.M.C. Book 20 page 177.

Also all the right, title and interest conveyed by S.E. Conyers to Ellison A. Smyth in 10 ft. alley at the rear of said lot, subject to agreement of S.E. Conyers, recorded in R.M.C. Book 22, page 178.

Also all the right, title and interest conveyed by S.E. Conyers to Ellison A. Smyth in the triangular lot at the rear of the Wickliffe lot under agreement of February 26, 1913, R.M.C. Book 24, page 395.

The same being the real estate conveyed to Walter S. Griffin by Ellison A. Smyth by deed dated January 16, 1920, recorded in R.M.C. Office Book 68, page 77.

Also the following described real estate:-

All that lot or parcel of land on East Broad Street in the City of Greenville, being a part of the property conveyed to A.H. Dean, by B.M. McGee beginning at the street line in front or at the corner of property heretofore belonging to Houston and Gower, this point being seventy-four (74) feet and one (1) inch from Main Street, and running thence East forty-four (44) feet to a point sixteen and one-half (16-1/2) inches East of the wall of a brick building on the lot herein conveyed; thence at right angles with Broad Street South fifty-four (54) feet and six (6) inches to an iron pin; thence West forty-four (44) feet six and one-half (6-1/2) inches to a stake in line with the East wall of the Daily News Building; thence North 20 East fifty-four (54) feet and seven (7) inches to the beginning corner.

For a further and more accurate description of the property herein conveyed reference is made to Plat of R.E. Dalton, Engineer, made January 1920.

The same being the real estate conveyed to Walter S. Griffin by W.E. Rush and others, by deed dated March 11, 1920, recorded in R.M.C. Book 55, page 306. The Grantor assumes, and covenants with the Grantee to discharge, all encumbrances by mortgages or otherwise now existing as liens upon the property herein conveyed.

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 said Annie Curry Griffin,

her heirs and assigns, forever.

AND I do hereby bind

myself, my executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Annie Curry Griffin,

her heirs and assigns, against

and

heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 5th day of February in the year of our Lord one thousand nine hundred and twentieth and in the one hundred fourth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

Walter S. Griffin (I. S.)
W. J. Lagerholm (I. S.)
W. J. Lagerholm (I. S.)
W. J. Lagerholm (I. S.)
W. J. Lagerholm (I. S.)

U. S. Stamps Cancelled, \$ _____ and _____ Cents.
S. C. Stamps Cancelled, \$ _____ and _____ Cents.

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me, W. J. Lagerholm

and made oath that Walter S. Griffin

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with

W. J. Lagerholm witnessed the execution thereof



WORN to before me, this 5th day of February A. D. 1920

W. J. Lagerholm Notary Public for S. C.

STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER

I, _____ do hereby certify

unto all whom it may concern, that Mrs. _____

wife of the within named _____

did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named _____

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this _____ day of _____ A. D. 1920

W. J. Lagerholm (I. S.)
Notary Public for S. C.

Recorded _____ 1920

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