

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Globe Realty Company,

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Four Thousand (\$4000.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto W. O. Groce, his heirs and assigns,

All that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being on the southern side of Dunbar Street, and being the eastern portion of the lot shown on a plat made for W. O. Groce by Dalton and Neves, in 1936, and being more particularly described as follows:

Beginning at an iron pin on the southern side of Dunbar Street, at the center of a 12 foot driveway, and running thence with the center of said driveway, S. 17-30 W. 58 feet to iron pin; thence S. 31-45 W. 161.5 feet to iron pin; thence S. 76-15 E. 30 feet to iron pin; thence N. 24 E. 34 feet to pin; thence N. 41-30 E. 108 feet to pin; thence N. 20 E. 83 feet to iron pin on the southern side of Dunbar Street; thence with the southern side of Dunbar Street, N. 76-15 W. 49 feet to the point of beginning. Together with the right to the use of a joint 12 foot drive between this lot and the lot heretofore conveyed by the grantor to Monnie Coker, and it is understood that said 12 foot driveway is a joint driveway to be used by the grantee, his heirs and assigns, along with Monnie Coker, her heirs and assigns.

Also, all that piece, parcel or lot of land in the County of Greenville, State of South Carolina, near the corporate limits of the City of Greenville, and having the following metes and bounds; Beginning at a point on Dunbar Street, at the corner of Page's lot, opposite Leach St., (Page's lot formerly Davis lot), and running thence with Page's lot in a southwesterly direction 50 feet to land now or formerly owned by Minus; thence in a southeasterly direction along Minus line 100 feet; thence in a northwesterly direction 50 feet to Dunbar Street; thence along Dunbar Street in a northwesterly direction 100 feet to the beginning corner, and being the same lot conveyed to the grantor by Peoples National Bank, as Executor of the Estate of Jas. McPherson, by deed recorded in Vol. 194, page 1.

Also, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and having the following metes and bounds: Beginning at a point on Buckner Street at corner of property now or formerly owned by Joe Johnson; thence with Buckner Street S. 20 W. 50 feet to a stake on line of lot now or formerly owned by J. T. Hendrix; thence S. 71 E. 100 feet to a stake on the line of lot now or formerly owned by Mary Jane Brown; thence along line of Mary Jane Brown lot, N. 21 E. 79 feet to a stake on Joe Johnson's line; thence with Johnson's line, N. 86 W. 108 feet to the beginning corner, said lot being in the City of Greenville on the east side of Buckner Street, and being the same conveyed to the grantor by W. O. Groce by deed recorded in Vol. 232, page 117.