

H.P. Conyers and J.C. Gower DEED TO J. Hudson Williams

State of South Carolina,
County of Greenville

Stamps Canceled \$8.00

KNOW ALL MEN BY THESE PRESENTS, That We H.P. Conyers and J.C. Gower, of the City of Greenville

in the State aforesaid
in consideration of the sum of
Thirty Thousand and no/100 (\$30,000.00) DOLLARS,
to us in hand paid
at and before the sealing of these presents by J. Hudson Williams

(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

J. Hudson Williams, All that certain lot of land situate in the City of Greenville, in the County and State aforesaid, lying on the South side of West Washington Street, in the block between Richardson and Laurens Streets, being the western portion of the lot on which is located the "Conyers & Gower Building" which portion hereby conveyed is described as follows, to wit: Beginning at a point on the South side of West Washington Street, being the center of the brick wall between the "Conyers & Gower Building" and the "Chackleton & Dow Building" and running thence with the center of said wall in a southerly direction a distance of seventy-six (76) feet, more or less, to the end of said wall; thence continuing the same course across an open court or alley, a distance of ten (10) feet more or less, to property line of H. J. Hayneworth; thence along property line of H. J. Hayneworth in an easterly direction a distance of fifty (50) feet more or less to the center of a brick wall which is located at or about the center of the back line of the "Conyers & Gower Building"; thence in a northerly direction with the center of last mentioned wall a distance of approximately 55 feet to an angle therein; thence continuing the same course, along a straight line drawn from the center of said wall at the said point of angle, a distance of approximately 31 feet to West Washington Street (the distance from H. J. Hayneworth's property line to West Washington Street being eighty-six (86) feet, more or less); thence with West Washington Street in a westerly direction a distance of fifty (50) feet, more or less, to the point of beginning. The above described lot is a parallelogram measuring approximately fifty (50) feet in the front and rear and eighty-six (86) feet on the sides. See deeds recorded in Book 707072 page 687, and Book 5, page 166, R.M.C. office for Greenville County.

Reserving, however, unto ourselves, our heirs and assigns the right to light and air, and the right of ingress and egress from and over the open court or alley in the rear of the above described plot, to the same extent that same is now enjoyed by the grantors as the owners of the eastern portion of the "Conyers & Gower Building". As a part of the consideration for this conveyance the grantee herein agrees to assume the payment of the mortgage for Thirty-five Thousand (\$35,000.00) Dollars given by grantors herein to the Life Insurance Company of Virginia, dated June 5, 1914, and recorded in Book 21, page 219, to the extent of sixteen thousand (\$16,000.00) Dollars, that is to say, the present unpaid principal sum of said mortgage is \$1,500.00 and the grantee agrees to assume and to pay 160/310 the of said mortgage according to the terms thereof. As a part of the consideration of this conveyance it is agreed between the parties hereto that the stairway situate at or near the center of the "Conyers & Gower Building" and extending from the ground floor on the Washington Street side of the second floor, (one half of which is conveyed by the above description) shall forever be maintained and kept in repair by the grantors and the grantee, jointly for their mutual benefit and the benefit of their heirs and assigns as owners of the above mentioned building.