

State of South Carolina,  
County of Greenville.

Whereas W. Austin Hudson (an unmarried man) and George E. Jordan, of the City of Greenville, in said County and State, are now and have for many years been partners in trade under the firm name and style of Hudson and Jordan, owning said partnership and all the assets thereof in the proportion of three to two; that is to say, the said W. Austin Hudson being the owner of an undivided three-fifths interest in said business and assets, and the said George E. Jordan being the owner of an undivided two-fifths interest therein;

And whereas, said partners have heretofore acquired and now own certain tracts of land situate in said County and State (including those hereinafter described); all of which lands were purchased as partnership property and are still owned and treated as such;

And whereas, it has been decided by said partners to divide the said lands between themselves in the same proportions in which they now own the remainder of said partnership business and assets, so that hereafter said lands shall no longer constitute assets of said partnership, but shall become the absolute property of the individual to whom they shall respectively belong;

Now, therefore, know all men by these presents that I, the said W. Austin Hudson, for the purpose of effecting such partition, in consideration of the premises and of the conveyance to me by the said George E. Jordan of his undivided interest in other lands equal in value to three-fifths of all of the lands which are now to be partitioned between said partners, and in further consideration of the sum of one dollar to me in hand paid at and before the sealing and delivery of these presents by the said George E. Jordan (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 George E. Jordan and his heirs and assigns forever, all my right, title, interest, estate, claim and demand whatsoever, both at law and in equity (the same being an undivided three-fifths interest), in and to all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in the Fourth Ward of the City of Greenville, known and designated as lot No. 1 of the Warehouse property of the said Hudson and Jordan, according to a plat thereof made by William D. Neves, bearing date December 10, 1917, and having according to said plat the following metes and bounds, to-wit: Beginning at a stake on the south-west corner of Webster and Boyce Streets, and running thence along said Webster Street (formerly known as Hudson Alley) N. 71° W. one hundred (100) feet to a stake on the corner of lot No. 2, as shown on said plat; thence along line of last mentioned lot S. 19° W. ninety (90) feet to a stake on the right-of-way of Charleston and Western Carolina Railway; thence along line of said right-of-way N. 82° 30' E. one hundred and twenty and four-tenths (120.4) feet to a stake on the west side of Boyce Street, on the edge of said right-of-way; thence along Boyce Street N. 7° E. forty-three and a half (43½) feet to the beginning corner. This lot includes the lot which was conveyed to the said W. Austin Hudson and George E. Jordan by S. P. Griffith, by deed bearing date March 22, 1904, and recorded in said office on April 25, 1904, in Deed Book "LLL", at page 592. It may also include a small strip along the eastern boundary of another lot conveyed to the said W. Austin Hudson and George E. Jordan by A. M. Hatcher by deed bearing date March 21, 1904, and recorded in said office on April 25, 1904 in Deed Book "LLL", at page 593, hereby excepting, however, from the operation of these presents and reserving to myself, my heirs and assigns, to my and their servants, employees and agents, and to all persons having occasion to use the same -

(next page)

for my benefit or that of my heirs or assigns or by my or their permission or in connection with my occupancy or that of my heirs or assigns of the lands lying west of the lot last hereinabove described, to use at any and all times hereafter the strip of land lying along the south side of the last hereinabove described, between the brick building situate on said lot and the right-of-way of Charleston and Western Carolina Railway Company; together with the right to use the sidetrack constructed along said strip of land; the intent and purpose of this reservation being to provide for the owner or owners of lots No. two and three as shown on said plat a convenient means of access to the rear of said lots from Boyce Street and the right to use said sidetrack in shipping articles to and from said lots on and over said railroad; together with the further right to carry the surface drainage and rain water from lots two and three on said plat and from the roofs of the buildings situate thereon over said strip of land in the rear or south of said lot No. 1 to Boyce Street.

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 premises before mentioned unto the said George E. Jordan and his heirs and assigns forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said George E. Jordan and his heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It being understood that in said partition, as originally agreed upon, the said George E. Jordan was allotted two other lots of land situate in said City, County and State, to-wit: (1) that lot on the south-west corner of Earle and Wilton Streets, conveyed to the said W. A. Hudson and George E. Jordan by W. B. Sparkman by deed bearing date April 24, 1916, and recorded in the office of the Register of Mesne Conveyances for said County and State on May 5, 1916, in Deed Book 39, at page 301; and (2) that lot on the south-west corner of North Main Street and Park Avenue (formerly known as Carrier Street) being the same conveyed to the said W. Austin Hudson and George E. Jordan by J. W. Jervay, by deed bearing date April 11, 1910 and recorded in said office on April 22, 1910, in Book #3 of Deeds, at page 189; but that said lots have heretofore been conveyed by the said W. A. Hudson and George E. Jordan as follows: (1) the lot on the south-west corner of Earle and Wilton Streets to Mrs. Daisy S. DeMulder by deed bearing date June 11, 1919, and recorded in said office on June 23, 1919, in Deed Book 45, page 399; (2) the lot on the south-west corner of Main Street and Park Avenue to C. H. Speights by deed bearing date February 21st, 1920. The entire proceeds of said two lots were paid to the said George E. Jordan as part of said partition agreement.

Witness my hand and seal this twenty-first day of February in the year of our Lord one thousand, nine hundred and twenty, and in the one hundred and forty-fourth year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

P. T. Hayne,

L. O. Patterson.

State of South Carolina,

County of Greenville.

Personally appeared before me P. T. Hayne and made oath that he saw the within named W. Austin Hudson sign, seal and as his act and deed deliver the within written deed, and that he with L. O. Patterson witnessed the execution thereof.

Sworn to before me this 21st,

day of February A. D. 1920.

L. O. Patterson (L. S.)

Notary Public for South Carolina.

Recorded February 24th, 1920.

P. T. Hayne

W. Austin Hudson (L. S.)