

State of South Carolina,

County of Greenville.

Whereas George E. Jordan and W.A. Austin Hudson, 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 the 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 George E. Jordan, for the purpose of effecting such partition, in consideration of the premises and of the conveyance to me by the said W. Austin Hudson of his undivided interest in other lands equal in value to two-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 W. Austin Hudson (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 W. Austin Hudson 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 two-fifths interest), in and to the following lots, pieces, parcels or tracts of land situate, lying and being in the State of South Carolina and County of Greenville, and described respectively as follows, to-wit:

(1) Those two lots known and designated as lots numbered two and three 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:- Lot No. 2, as shown on said plat, has the following metes and bounds, to-wit: Beginning at a stake on the south side of Webster Street (formerly known as Hudson Alley) one hundred (100) feet westward from Boyce Street, and on the north-west corner of lot No. 1 on said plat (wherein the said W. Austin Hudson has this day conveyed to the said George E. Jordan his three-fifths undivided interest) and running thence along said Webster Street N. 71° W. ninety-six (96) feet to a stake on the corner of lot No. 3 on said plat; thence along the eastern boundary of said lot No. 3 and the prolongation of said line S. 19° W. one hundred and twenty two (122) feet to a stake on the right-of-way of Charleston and Western Carolina Railway; said right-of-way being eleven (11) feet from the center of the track of said railway; thence along said right-of-way (and at all times eleven feet from the center of said track) S. 79° E. one hundred and four and six-tenths (104.6) feet to a stake on the south-west corner of said lot No. 1; thence along line of last mentioned lot N. 19° E. ninety (90) feet to the beginning corner. This includes the lot of land conveyed to the said W. Austin Hudson and George E. Jordan by Davis Ward by deed bearing date March 24, 1904, and recorded in the office of the Register of Mesne Conveyances for said County and State on April 25, 1904, in Deed Book "LLL" page 594. It also includes some or all of the land 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", page 593. It may perhaps also include a small strip along the western edge of the lot of land 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", page 592. Lot No. 3, as shown on said plat, has the following metes and bounds, to-wit:- Beginning at a stake on the south side of Webster Street (formerly known as Hudson Alley) one hundred and ninety-six (196) feet westward from the west side of Boyce Street, being the north-west corner of lot No. 2 last hereinabove described, and running thence along said Webster Street N. 71° W. eighty and eight-tenths (80.8) feet to a stake on said Webster Street, on corner of lot conveyed by J.J. McSwain to T.F. Hunt and H.W. Hunt by deed recorded in said office in Deed Book "NNN", page 107, and by the said T.F. and H.W. Hunt to A. Cooksey by deed recorded in said office in Deed Book "000", page 752; thence along line of the Cooksey lot S. 19° W. seventy-three (73) feet to a -

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stake on line of lot now or formerly belonging to Victoria Church; thence along line of last mentioned lot S. 71° E. eighty and eight-tenths (80.8) feet to a stake on the west line of said lot No. 2; thence along line of last mentioned lot N. 19° E. seventy-three (73) feet to the beginning corner; this being the same lot of land conveyed by J.J. McSwain to "Hudson and Jordan" a partnership composed of W. Austin Hudson and George E. Jordan" by deed bearing date September 24, 1904, and recorded in said office on October 5, 1904, in Deed Book "NNN", page 133. Together with the rights and privileges to the said W. Austin Hudson and his heirs and assigns who may now or hereafter own said lots numbered two and three hereinabove conveyed, or either of them, and to his and their servants, employees and agents, and to all persons having occasion to use the same for his or their benefit or by his or their permission, or in connection with his or their occupancy of said lots No. two and three, or either of them, to use at any and all times hereafter the strip of land lying along the south side of lot No. 1 on said plat (in which the said W. Austin Hudson has this day conveyed to the said George E. Jordan a three-fifths undivided interest) lying between the brick building situate on said lot No. 1 and the right-of-way of Charleston and Western Carolina Railway Company, and at all times freely to pass and repass over the same on foot and on horseback and with vehicles of all kinds, loaded and unloaded; together with the right to use the side track 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 roof of the buildings situate thereon over said strip of land in the rear or south of said lot No. 1 to Boyce Street.

(2) That tract of land in Chick Springs Township on the Paris Mountain Road, about three and a half miles from the City of Greenville, having the following metes and bounds according to a plat thereof made by J.N. Southern bearing date September 1, 1897, to-wit:- Beginning at a stone 3x3m (in place of post oak 3x3m gone) on or near the road which runs from the Paris Mountain Road south of Piney Mountain to the old Cole Place on the Chick Springs Road (said beginning corner being on line of a tract of land recently conveyed to the said W. Austin Hudson by Mrs. Mary C. Beattie individually, and by her and F.F. Beattie as executors of the will of J.E. Beattie, deceased), and running thence S. 58° E. 22.62 chains along line of land formerly belonging to Mrs. Mary G. Furman and to Thomas to stone 3x3m on line of Turpin land; thence along the Turpin line N. 42-3/4° E. 13.48 chains to a stone 3x3m on line of land formerly belonging to Thomas Turpin; thence along last mentioned land N. 58° W. (crossing the road to Paris Mountain) 22.62 chains to a stone 3x3m on line of the J.E. Beattie land above referred to; thence along the Beattie line S. 42-3/4° W. (crossing the Paris Mountain Road) 13.48 chains to the beginning corner, containing thirty (30) acres, more or less, and being the same tract of land conveyed to "W. Austin Hudson and Geo. E. Jordan, partners as Hudson and Jordan" by J.R. Lawrence by deed bearing date July 6, 1907 and recorded in said office on July 15, 1907, in Deed Book "VVV", page 375.

(3) That tract of land in Chick Springs Township, on the Paris Mountain Road, having the following metes and bounds, to-wit: Beginning at an iron pin on the Paris Mountain Road, on corner of the thirty (30) acre tract of land last above described, and running thence along line of said land S. 58° E. four hundred and seventy-two and a half (472-1/2) feet to a stake; thence N. 42-3/4° E. two hundred and ten (210) feet to a stake; thence N. 58° W. four hundred and seventy-two and a half (472-1/2) feet to a stake; thence S. 42-3/4° W. two hundred and ten (210) feet to the beginning corner, containing two and a fourth (2-1/4) acres, more or less, and being the same land conveyed by Monroe Gilbert to W. Austin Hudson and George E. Jordan, partners as Hudson and Jordan, by deed bearing date January 25, 1913, and recorded in said office on January 30, 1913, in Deed Book 24, page 182.

(4) That lot in the First Ward of the City of Greenville, having the following metes and bounds, according to a plat thereof made by Will D. Neves, bearing date October 31, 1910, to-wit: Beginning at an iron pin on the west side of Rutherford Street, one hundred and thirty-nine and seven-tenths (139.7) feet northwardly from where said Rutherford Street would be intersected by Lloyd Street if said last named Street were prolonged, and running thence along said Rutherford Street and in a direct line with the west side thereof S. 1° 45' W. one hundred and seventy-one (171) feet to a point near drinking fountain; thence in a direct line with the east side of Buncombe Street and along the east side of said Buncombe Street N. 33° 45' W. one hundred and sixty-one and seven-tenths (161.7) feet to an iron pin on the east side of said Buncombe Street; thence along line of lot of land formerly belonging to Mrs. Mary M. Evans N. 68° 20' E. one hundred (100) feet to the beginning corner; this being the same lot of land conveyed to the said W. Austin Hudson by the said Mary M. Evans by deed bearing date November 14, 1910, and recorded in said office on November 16, 1910 in Deed Book #9, at page 90; said land having since said time stood in the name of the said W. Austin Hudson, but having been paid for with funds of said partnership and having been owned and held by said partnership as a portion of the firm assets.

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 W. Austin Hudson 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 W. Austin Hudson 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.

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. (Over)