

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That *Mr. J. D. Donaldson, A. H. Donaldson, Thomas T. Furman and Sarah E. Barnes*

in the State aforesaid, in consideration of the sum of *Five Dollars and other valuable considerations* DOLLARS,

to *Mr. J. P. Charles* in hand paid at and before the sealing of these presents by *J. P. Charles*

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. P. Charles, All that certain lot of land situate in the third Ward of the City of Greenville, in the County and State aforesaid, and having the following metes and bounds, to-wit: Beginning at a stone at the southwest corner of Court Street and the Public Square and running thence with said square in a southerly direction 52 feet 3-1/8 inches to line of Masonic Temple Company; thence with Masonic Temple Company in a westerly direction 67 feet 5-8 inches to the northwest corner of the lot of said Company; thence with the western line of said lot in a southerly direction 48 feet to the southwest corner of the lot of said Company; thence continuing along the same course with the line of the United States Post Office lot 20 feet 11-3/8 inches to center line of a 14 foot railway right of way, this day conveyed by us to the Southern Railway Company; thence making an angle of 90 degrees 14 minutes and running in a westerly direction with the center line of said right of way 50 feet 8-1/2 inches; thence making an angle of 89 degrees 46 minutes and running in a northerly direction with line of lot conveyed by us to T.C. Stone, et al, 121 feet 5-1/2 inches to Court Street; thence making an angle of 90 degrees and running with said Street in an Easterly direction 127 feet 3-1/8 inches to the beginning corner - being a portion of the land of which T.Q. Donaldson late of the County and State aforesaid, died seized and possessed and being inherited by us, the four children of the said T.Q. Donaldson, as his sole heirs at law. Subject, however, to an easement of ingress and egress over and along a strip or alleyway 8 feet in width taken from the western side of the lot hereinabove described, and extending from Court Street on the north of the right of way above mentioned on the south, the western line of said alleyway being the line common to the Stont Lot and to the lot herein conveyed, which easement is reserved for the benefit of and appurtenant to the lot heretofore conveyed by us to T.C. Stone, et al. as will more particularly appear by reference to the deed conveying same, recorded in R.M.C. Office for Greenville County, in deed book 55, page 312. And subject, to an easement or right of way for the establishment and maintenance of an industrial spur track this day conveyed by us to Southern Railway Company; which right of way includes a strip 7 feet in width taken from the southern side of this lot and extending from the line of the United States Post Office lot to the western line of the lot herein conveyed.

See another Certificate to this Deed, see Deed Book 57 of page 308.

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 *J. P. Charles, his* heirs and assigns, forever.

AND *Mr. Russell, Cur.* do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said *J. P. Charles, his* heirs and assigns, against *us* and *ours* heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS *us* hand and seal, this *13th* day of *April* in the year of our Lord one thousand nine hundred and *twentieth* and in the one hundred *44th* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
R. L. Galbert *J. D. Donaldson* (L. S.)
Louise M. Poff *A. H. Donaldson* (L. S.)
Albert Barnes *B. E. Barnes* (L. S.)
J. D. Donaldson *Thomas T. Furman* (L. S.)
Witnesses to signature of *J. D. Donaldson* (L. S.)

Revenue Stamps Cancelled

Dollars	00
Cents	115

District of Columbia
STATE OF SOUTH CAROLINA,
County of Greenville.
PERSONALLY appeared before me, *Louise M. Poff*, Notary Public District of *Columbia* and made oath that *she* saw the within named *J. D. Donaldson*

sign, seal, and as *his* act and deed, deliver the within written Deed; and that *she*, with *R. L. Galbert* witnessed the execution thereof.

SWORN to before me, this *13th* day of *April* A. D. 192*0* } *Louise M. Poff*
Charles H. Davis Jr. (L. S.)
Notary Public District of *Columbia*

RENUNCIATION OF DOWER.
County of Greenville.
I, *Charles H. Davis Jr.*, Notary Public District *Columbia* do hereby certify unto all whom it may concern, that Mrs. *Elizabeth W. Donaldson* wife of the within named *J. D. Donaldson* 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 *J. P. Charles, his* 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 *13th* day of *April* A. D. 192*0* } *(Miss) Elizabeth W. Donaldson*
Charles H. Davis Jr. (L. S.)
Notary Public District of *Columbia* *may 6th* 192*0*
Recorded

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