

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That J. P. Charles

in the State aforesaid, in consideration of the sum of Five DOLLARS,

and other valuable consideration

to me in hand paid at and before the sealing of these presents by J. P. Donaldson, A. H. Donaldson, Nannie D. Furman and Sarah E. Barnes

(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 T. Q. Donaldson, A. H. Donaldson, Nannie D. Furman and Sarah E. Barnes, 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 6-5/8 inches to the northwest corner of the lot of said Company; thence with the western line of said lot in a southerly direction 43 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, conveyed by T. Q. Donaldson et al. 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 59 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 T. Q. Donaldson, et al. 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.

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 Stone lot and to the lot herein conveyed which easement is reserved for the benefit of and appurtenant to the lot heretofore conveyed by T. Q. Donaldson, et al. 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 conveyed by T. Q. Donaldson, et al. to Southern Railway Company, which right of way includes a strip 7 feet in width taken from the Southern side of the lot and extending from the line of the United States Post Office lot to the Western line of the lot herein conveyed.

The above described land is the same conveyed to me by T. Q. Donaldson, A. H. Donaldson, Nannie D. Furman and Sarah E. Barnes by their deed dated April 1, 1920, recorded in said R.M.C. Office in Book 68, page 171.

Also all that certain piece, parcel or lot of land situate lying and being in the County and State aforesaid, in the City of Greenville, on the South side of West Court Street:

Beginning at an iron pin four feet east from J. D. Bridge's line and running thence S. 17 W. 114 feet 8-3/4 inches to an iron pipe on Southern Railway right-of-way; thence with said right of way S. 73-14 E. 60 and 1/16 feet to an iron pin; thence N. 17 E. 114 feet 5-1/2 inches to an iron pin on Court Street; thence with Court Street N. 17 W. 60 feet to the beginning corner, according to a plat made for Donaldson Estate Jan. 28, 1920 and being the same conveyed to me by T. C. Stone, C. R. Stone, Bend W. Stone and E. E. Stone by their deed dated December 1, 1920, recorded in R.M.C. Office for Greenville County in Book 70, page 575. This mortgage is subject to the following mortgages:

- Mortgage of J. P. Charles to A. H. Donaldson, et al. for \$63,000.00, recorded in Mortgage Book 91, page 95.
- Mortgage of J. P. Charles to A. H. Donaldson, et al. for \$25,000.00, recorded in Mortgage Book 91, page 96.
- Mortgage of T. C. Stone, et al. to A. H. Donaldson, et al. for \$2,846.50, recorded in mortgage book 88, page 213.

The grantees herein assume and agree to pay the mortgage of J. P. Charles to T. C. Stone, et al. for \$2,000.00, recorded in Mortgage Book 86, page 134, and all taxes.

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. Donaldson, A. H. Donaldson, Nannie D. Furman and Sarah E. Barnes, their heirs and assigns, forever.

AND myself, I, my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said J. P. Donaldson, A. H. Donaldson, Nannie D. Furman and Sarah E. Barnes, their heirs and assigns, against me my and heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this 22nd day of April in the year of our Lord one thousand nine hundred and twenty-two and in the one hundred forty-sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Mary Keltburn J. P. Charles (L. S.) Julia D. Charles (L. S.) (L. S.) (L. S.) (L. S.)

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me Mary Keltburn and made oath that she saw the within named J. P. Charles

Julia D. Charles sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Julia D. Charles witnessed the execution thereof.

SWORN to before me, this 22nd day of April A. D. 1922 Mary Keltburn Julia D. Charles (L. S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER.

Julia D. Charles do hereby certify unto all whom it may concern, that Mrs. Mabel MCB. Charles wife of the within named J. P. Charles 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. Donaldson, A. H. Donaldson, Nannie D. Furman and Sarah E. Barnes, their 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 22nd day of April A. D. 1922 Mabel MCB. Charles Julia D. Charles (L. S.) Notary Public for S. C. Recorded April 22nd 1922

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