

Vol. 117. Whereas, James H. Morgan and W.H. Austin are the owners as tenants in common Form 3

of certain lands, some of which are held in fee simple, and some of which are held under lease from the Southern Railway Company, all of which are situate in the County and State aforesaid; and, Whereas, the said parties have agreed upon a partition thereof, Now Therefore,

THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. KNOW ALL MEN BY THESE PRESENTS, That I, W.H. Austin of the City of Greenville, County of Greenville

In the State aforesaid, In consideration of the sum of Ten (\$10.00) DOLLARS, to me in hand paid at and before the sealing of these presents by James H. Morgan

(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 James H. Morgan:- All my right, title and interest, being one-half, in and to the following lands situate in the County and State aforesaid, to-wit:-

(1) That block or portion of land situate in the City of Greenville, fronting on West McBee Avenue and Academy Street, which lies North of a certain division line which runs as follows: Beginning at a point on Academy Street, approximately 188 feet, 4-5/8 inches South of the Southeast intersection of West McBee Avenue and Academy Street, which point is in the center of a brick wall, and which line runs thence approximately S. 69-11 E. with the center of said wall and beyond, for a total length of 800 feet, more or less, to a point in the line of lands owned in fee simple by the Southern Railway Company. The lot hereby intended to be conveyed has the following lines, courses and distances, to-wit:- Beginning at the last mentioned point in the line of the Southern Railway Company, and extending thence in a Northerly direction with the Western line of said Southern Railway Company to West McBee Avenue; thence with McBee Avenue in a westerly direction 77.5 feet, more or less, to corner of lot now or formerly owned by J.L. Love; thence with the line of Love's lot, in a Southerly direction, 148 feet, more or less, to a stake in the Southern edge of an alley; thence with the Southern line of said alley, approximately N. 70-2/3 W. 119.7 feet, more or less, to a stake on Academy Street; thence with said Academy Street S. 88-1/2 W. 30 feet, 4-5/8 inches to said division line; thence with said line to the beginning. This conveyance is subject, however, to a certain lease made by the said James H. Morgan and W.H. Austin to the Southern Railway Company, bearing date April 20, 1910, which lease covers a strip of land sixteen feet in width on the Eastern side of said property, and extending with said width from West McBee Avenue for a distance of 187 feet where the width of said drive-way is increased to forty feet. Said lease being for the purpose of a drive-way, and is for a period of ninety-nine years from August 2, 1909, as will more fully appear by reference to said lease.

(2) Also all my one-half undivided interest in and to all that piece, parcel and lot of land situate, lying and being in Ward One of the City of Greenville, County of Greenville, South Carolina, beginning at a stake on the South side of Hampton Avenue (formerly called West Street), and running thence S. 55-1/2 W. 225 feet; thence S. 34-1/2 E. 58 feet; thence N. 55-1/2 E. 225 feet; thence N. 34-1/2 W. 58 feet to the beginning corner, being the same lot conveyed to J.H. Morgan and W.H. Austin, partners under the firm name of Morgan & Austin, March 20th, 1906, by deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume "588", page 88.

(3) Also all my one-half interest in and to all that piece, parcel and lot of land situate, lying and being in the State and County aforesaid, near the corporate limits of the City of Greenville, and having the following metes and bounds, to-wit:- Beginning at the corner of Pendleton and Smyth Streets, at an iron pin, and running thence S. 45-45 W. 93.4 feet to an iron pin, on Burdette Street; thence S. 46-15 E. 50 feet to an iron pin; thence N. 43-45 E. 110 feet to an iron pin on Pendleton Street; thence along Pendleton Street N. 64-30 W. 55.7 feet to the beginning corner, and being known as Lot No. 9 in Block E. on the plat of Melville Land Company, recorded in Plat-Book "A", at page 97, and being the same lot of land conveyed to Jas. H. Morgan and Wm. H. Austin by deed dated February 7, 1917, and recorded in the R.M.C. Office for Greenville County, in Volume 45, at page 51. The grantor and grantee each assumes the payment of one-half of the amount (\$5,000.00 with interest from July 1st, 1928) due on the mortgage executed by them to Penn Mutual Life Insurance Company, which mortgage covers the fee-simple property heretofore owned by them fronting on Academy 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 said premises before mentioned, unto the said James H. Morgan, his heirs and assigns, forever.

AND I myself and my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said James H. Morgan, his heirs and assigns, against

WITNESS my hand and seal, this Thirtieth day of August in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred fifty-first year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of J. Margaret Jones, Wm. H. Austin, Chas. League (L.S.)

U. S. Stamps Cancelled, \$ and Cents. S. C. Stamps Cancelled, \$ and Cents.

STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me J. Margaret Jones and made oath that W. H. Austin

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Chas. League witnessed the execution thereof. SWORN to before me, this Thirtieth day of August A. D. 1926 J. Margaret Jones Chas. League (L.S.) Notary Public for S. C.

STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER I, Chas. League do hereby certify unto all whom it may concern, that Mrs. Emma C. Austin wife of the within named W. H. Austin 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 James H. Morgan, 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 31st day of August A. D. 1926 Emma C. Austin Chas. League (L.S.) Notary Public for S. C.

Recorded Sept. 20th, at 11:10 A.M. 1926

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