

The State of South Carolina, }
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That *J. Harriett M. Donaldson*

.....in the State aforesaid,
.....in consideration of the sum of
Ten & no/100 DOLLARS

and assumption of mortgages and other items herein after set forth

to *me* in hand paid
at and before the sealing of these presents by *Romayne 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 Romayne Barnes.

All of my right, title and interest, the same being a one-fourth interest in and to all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, fronting on South Main, West Court and West Broad Streets, and being more particularly described as follows:

Beginning at a stone on the South side of West Court Street, and running thence S. 19-00 W. 52.3 feet to line of property of Masonic Temple Company, which line transverses a 5 foot alley; thence N. 71-00 W. 67.3 feet with the line of the Masonic Temple Company building to a point, which point is the Northwest corner of said building; thence S. 19-00 W. with the Masonic Temple Company's line and also a 10 foot alley, and also United States Post Office lot line 241 feet to a point on the North side of West Broad Street, which point is the Southwest corner of the Post office lot, thence with West Broad Street N. 71-08 W. 127.1 feet to a point on said street; thence N. 18-27 E. 171.5 feet to a point; thence S. 71-14 E. 10.2 feet to a point; thence N. 18-27 E. 121.8 feet to a pipe on the South side of West Court Street; thence with said street S, 71-03 E. 187.15 feet to the beginning corner. The above property is more particularly described and shown by a Plat of Dalton & Neves, Engrs. dated July 1931, recorded in Plat Book "I" pages 24-25 R. M. C. Office for Greenville County.

The above conveyance is made subject to and including any and all rights reserved in a certain instrument given by J. P. Charles to masonic Temple Company on April 1, 1920, which is recorded in deed book 68, page 179, R. M. C. Office for Greenville County this conveyance is also subject to and includes any and all alleyway rights, or privilege which the grantor may otherwise have or be subject to as set forth in the above referred to agreement, whether such alleyway rights or privileges are shown on the plat referred to above or not.

The grantee expressly assumes and agrees to pay, and agrees further to protect and save the grantor harmless on account of two certain mortgages covering the above described property; one of said mortgages having been given by T. Q. Donaldson, et al. to the Penn Mutual Life Insurance Company for the original amount of \$20,000.00, dated May 1, 1928, and recorded in Mortgage Book 206, page 219, R. M. C. Office for Greenville County, and the other mortgage was given to T. Q. Donaldson, et al to the First National Bank of Greenville, S. C., on July 15, 1931, for the original amount of \$5500.00, and is recorded in Mortgage Book 225, page 139, R. M. C. Office for Greenville County. The grantee assumes any and all balance due on account of the principal sum of the above mortgages, and also any and all past due interest or interest to accrue in the future.

The grantee also expressly assumes and agrees to pay any and all taxes, State, County and City, and assessments of every kind and nature against the above described property, including past due and accrued taxes and assessments, and any and all taxes to become due in the future.

The grantor acquired her interest in the above property through the will of her late husband, John O. Donaldson, and he acquired his interest in said property through the will of his late uncle, A. H. Donaldson. Both of said wills are duly filed in the Probate Judge's office for Greenville County, S. C.