

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, Sarah E. Barnes

in the State aforesaid

in consideration of the sum of

One Thousand Five Hundred (\$1,500.00) and no/100----- DOLLARS,

and assumption of mortgage below set forth

to me paid by Romaine Barnes

in the State aforesaid, 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 Romaine 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 and West Court Street, 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 five-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 ten-foot alley, and also United States Post-office lot line 69.3 feet to a point in line of property of the City of Greenville and the United States Postoffice lot; thence along the line of the property of the City of Greenville N. 71-14 W. 118.6 feet to a point in line of the property of the City of Greenville; 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 point of beginning.

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 privileges 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 that certain mortgage covering the above described property; said mortgage 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. The grantee assumes any and all balance due on account of the principal sum of the above mortgage, and also any and all past due interest or interest to accrue in the future.

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.