

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA.

COUNTY OF GREENVILLE.

WHEREAS, Jesse C. Cunningham, deceased, directed in his last will and Testament, now on file in the office of the Court of Probate of Greenville County, that certain property, devised in the Fourth item of said will, be appraised and divided among his three children, and the said appraisement having been duly made and the division agreed upon by the devisees, this deed of conveyance is made for the purpose of partition and in carrying out the directions in said will, and now

KNOW ALL MEN BY THESE PRESENTS, That the Bank of Greer, a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greer in the State of S. C., as Executor of the will of Jesse C. Cunningham and Trustee therein for Nell Cunningham Black for and in consideration of partition and division of property according to the terms of said will has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto J. Lee Cunningham and his heirs and assigns:

A one-fourth ( $\frac{1}{4}$ ) undivided interest in and to all those certain lots of land situate, lying and being on Trade and Randall Streets in the Town of Greer, Chick Springs Township, Greenville County, State of South Carolina, having the following courses and distances according to a plat thereof by H. G. Bailey, C. E., dated 1920, and recorded in the R. M. C. Office for Greenville County, to-wit:

Beginning at a point on Randall Street, which point is the center of the Western brick wall of the Bearden brick building, and running thence with the center of said brick wall its entire length and on N. 12.15 W. 68 feet to a point; thence N. 77.15 E. 66 feet to an iron pin; thence N. 12.15 W. 32 feet to an iron pin; thence S. 77.15 W. 142 feet to an iron pin on Trade Street, corner of other lot of W. P. Duncan; thence with Trade Street S. 12.15 E. 100 feet to the point of intersection of Trade and Randall Streets; thence N. 77.15 E. approximately 76.2 feet to the center of the Western wall of the Bearden building, the beginning corner.

This is the same property conveyed to J. C. Cunningham and R. D. Dobson by deed of W. P. Duncan as recorded in Deed Book 49 at page 478, R. M. C. Office for Greenville County.

Also, all that other certain piece, parcel or lot of land situate, lying and being in the Town of Greer, county and state aforesaid, having the following courses and distances, to-wit: Beginning at an iron pin at the intersection of Hill and Randall Streets, and running thence with Hill Street N. 58 W. 88-7/10 feet to a stake; thence S. 56 W. 34-5/10 feet to a stake; corner of lot No. 3; thence along the line of Lot No. 3, 80 feet to a stake; thence with Randall Street N. 56 W. 81-4/10 feet to the beginning corner, and being all of lots Nos. 4 and 5 on a plat of land known as the Mrs. R. V. Davis property according to survey by H. S. Brockman and plat by W. A. Christopher.

This is the same property conveyed to J. C. Cunningham by deed of M. D. Littlefield and Charles Littlefield as recorded in Deed Book 70 at page 223, R. M. C. Office for Greenville County.

Also, all that other certain lot of land adjoining that last above described, having the following courses and distances, to-wit: Beginning at a stake on North side of Randall Street and inside sidewalk, and running thence at right angles to said street about 80 feet to line of Lot No. 6; thence N. 56 E. 23 feet to a stake, corner of Lot No. 4; thence at right angle about 80 feet to a stake on inside of said sidewalk on Randall Street; thence S. 56 W. 23 feet to the beginning corner, and designated as Lot No. 3 according to survey and plat by H. S. Brockman, Surveyor, dated January, 1919.

This is the same lot of land conveyed to J. C. Cunningham by deed of M. D. Littlefield as recorded in Deed Book 71 at page 248 R. M. C. Office for Greenville County.

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 Premises before mentioned unto the grantee hereinabove named, and his Heirs and assigns forever.

And the said granting corporation does hereby bind itself as Executor and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his Heirs and assigns, against itself as Executor and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, B. A. Bennett, as President and J. S. McClimon, as Cashier, on this the 6th day of January, in the year of our Lord one thousand nine hundred and thirty-eight and in the one hundred and sixty-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the Presence of:

J. T. Morgan, Jr.  
Kate McClimon



Executors of the Will of Jesse C. Cunningham, deceased, and Trustee for Nell Cunningham Black.

BANK OF GREER

BY: B. A. Bennett, President

and: J. S. McClimon, Cashier