

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

WHEREAS, Alexander McBee, deceased, by his last will, which is filed in the office of the Probate Court for Greenville County in Apartment 348, File 5, did appoint the Grantor, Floride Smith McBee, his Executrix with implied power and authority to sell any real estate belonging to the said Estate upon obtaining the consent of Groswell McBee; and

WHEREAS, in order to do away with any question as to the authority of the said Executrix to make sales of real estate, an agreement was entered into between all devisees under the will of the said Alexander McBee on October 30, 1937, which is of record in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 201 at page 47, whereby the devisees under said will have given their express consent and authority to the grantor, as Executrix, of the said Estate, to sell any part or all of the said real estate upon the consent of Groswell McBee, together with full power and authority to make deeds of conveyance to said purchasers. NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That I, Floride Smith McBee, as Executrix under the Will of Alexander McBee, Deceased,

in the State aforesaid.

In consideration of the sum of One Thousand and No/100 (\$1,000.00) Dollars

DOLLARS

to W. G. Duncan in hand paid, at and before the sealing of these presents by

(the receipt whereof is hereby acknowledged)

we the Grantor and Executrix do hereby acknowledge, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said, W. G. Duncan, his heirs and assigns

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, bounded on the West by East end of Luther Street, lots 40 and 41, on plat of McBee Estates, on the North by lots 88, 89 and 90 on Plat of said McBee Estates, on the South by property now or formerly of Horton, and on the East by property of the grantee, and being shown on survey of the McBee Estates made by Dalton & Neves, Engineers, August, 1937, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at a point on the Northeast corner of said lot and also the Southeast corner of lot No. 90 on the plat above mentioned, said point being S. 19-35 W. 78.9 feet from the South side of Douthitt Street and running thence with the rear line of lots 88, 89 and 90, N. 69-22 W. 113 feet to an iron pin in the rear line of lot 88, also being the Northeast corner of lot 41; thence along the line of lot No. 41, the East end of Luther Street and lot No. 40, S. 80-14 W. 368.7 feet to an iron pin at the Northeast corner of lot No. 1 on said plat; thence S. 71-00 E. 113 feet to a post; thence N. 19-35 E. 368.6 feet to the beginning corner.

This property is sold subject to the following building restrictions:

This lot shall not be sold, rented or otherwise disposed of to any person or African descent or with any percentage of negro blood.

I hereby consent to the within sale of the property above described by Floride Smith McBee, as Executrix under the Will of Alexander McBee, deceased.

July 30, 1941.

Groswell McBee

In the presence of:

Louise R. McBee

Clara Townsend

Consent recorded August 23rd, 1941 at 9:28 A.M. #12509 BY: J. H.