

STATE OF SOUTH CAROLINA,  
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, G. H. Bailes, of the City of Anderson, County of Anderson,

\_\_\_\_\_ in the State aforesaid,  
\_\_\_\_\_ in consideration of the sum of  
Sixty-nine thousand, four hundred, forty and no/100 (\$69,440.00)-----, Dollars  
which includes assumption of mortgage hereinafter set forth,

to me \_\_\_\_\_ in hand paid

at and before the sealing of these presents by \_\_\_\_\_

C. B. Martin, of the City of Greenville, County of Greenville,

(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  
C. B. Martin, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, and State aforesaid, on the east side of Main Street, and being more particularly described as follows: Beginning at a point thirty-eight and two-tenths (38.2) feet from the southeast corner of the intersection of Main and Coffee Streets, and running thence in a southerly direction along Main Street twenty-two and three-tenths (22.3) feet thence in an easterly direction one hundred and forty-four and six-tenths (144.6) feet to the middle of an alley, said alley being eight and four-tenths (8.4) feet in width, thence with said alley in a northerly direction twenty-two and three-tenths (22.3) feet to a stake, thence in a westerly direction one hundred and forty-four and six-tenths (144.6) feet to the point of beginning.

Also all my right, title and interest of, in and to the alley referred to in the above description, which alley is eight and four-tenths (8.4) feet in width and extends from Coffee Street in a southerly direction sixty and four-tenths (60.4) feet, more or less, which alley is maintained for the sole use of the owners of the lots which adjoin the same, their heirs and assigns.

This conveyance is made subject to the right reserved to W. D. Parrish and T. C. Gower, their heirs and assigns, to use the brick wall on the south side of the lot herein conveyed, as set forth in the deed of the said W. D. Parrish and T. C. Gower unto grantor, bearing date January 10, 1930, recorded in the office of Register of Mesne Conveyance for Greenville County, South Carolina, in Deed Book 138, at page 355, by which deed the foregoing premises were conveyed unto grantor.

It is a part of the above recited consideration for this conveyance that grantee assumes and agrees to pay the mortgage debt of grantor to the Liberty Life Insurance Co., assignee, in the sum of the existing balance thereon, as of the 1st day of January, 1943, said sum being \$28,161.02, and the payment thereof being secured by mortgage of grantor duly of record in the office of Register of Mesne Conveyance for Greenville County, South Carolina, in Mortgage Book 231, at page 190, executed to Southeastern Life Insurance Company.

It is mutually understood and agreed that this conveyance is made subject to the existing lease on the foregoing premises between grantor and Rey's, Inc., a corporation, which will expire on the 30th day of June, 1947, and that grantor hereby conveys unto grantee all benefits accruing to grantor under said lease, and grantee herein assumes all of the obligations of grantor thereunder.