

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA.  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, Clarence W. Bearden, Cora P. Bearden, Robert Homer Bearden, W. May Bearden, Hugh B. Bearden, Alice M. Justice, Mary E. Wood, heirs of the late C. C. Bearden; and Mary C. Bearden, the widow of Edward Eugene Bearden, a deceased son of the said C. C. Bearden, in consideration of the sum of Eleven Hundred Seventy-five and no/100 Dollars, to us in hand paid at and before the sealing and delivery of these Presents, by J. T. Barton, (the receipt of which sum is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said J. T. Barton, his heirs and assigns forever:

All of our respective right, title, interest and estate, of, in and to, at law or in equity, present or future, that certain lot of land, with the improvements thereon, and the rights to the party wall and joint use of stairway and hall thereunto belonging or appertaining, situate on the north side of Randall Street in the City of Greer, and known as the western half of the Bearden Brick Building and lot on said Street, and delineated as follows:

Beginning at a point on the north side of the said Randall Street, which point is in the center of the western wall of the said Bearden Brick building, and running thence with the center of the said wall for its entire length on N. 12-15 W. 68 feet to a point on the line of property formerly of Cunningham and Dobson; thence with their line, N. 77-15 E. 21 feet 11 inches to a point in the center of the said Bearden brick building on said line; thence through the center of the said building, S. 12-15 E. 68 feet to a point on the north side of the said Randall Street, in the center of the stairway of said building; thence with the northern side of the said Randall Street, S. 77-15 W. 21 feet 11 inches to the point of beginning; with the party wall rights incident to the said building and premises, and to the joint use, control - and subject to a pro rata of the upkeep thereof - to the stairway leading from Randall Street to the second floor of said building, and to the hall running through the center of the second floor to the rear of the said building.

The interest hereby conveyed is an undivided one-third interest in the said lot and building, and rights incident thereto, which one third interest is owned by the grantors herein as the heirs at law and devisees of the late C. C. Bearden, and was conveyed to R. H. Bearden as Executor of said Estate by W. T. Brockman by deed dated May 16th, 1938, and recorded in Vol. 203, page 447.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises and rights before mentioned unto the said J. T. Barton, his heirs and assigns forever.

And we do hereby bind ourselves, our respective heirs, executors, and administrators to warrant and forever defend all and singular the said premises and rights unto the said J. T. Barton, his heirs and assigns, against each of us and our respective heirs and against every other person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seal, this the 14th day of September, A. D. Nineteen Hundred and forty-two, and in the 167th year of American Independence.

Signed, sealed, delivered  
in the presence of:

Witnesses to signature by mark

- Will F. Costigar }
- Dicie Shawgo }
- Roy H. Taylor
- Cora W. Taylor
- J. A. Bayne
- C. L. Abercrombie
- Violet Wood }
- Jowell Wood }
- Forrest Miller
- I. M. Blair

In the presence of:

- Ruby Justice
- Clara Justice
- Luna Lee
- Ethel White
- L. E. Wood }
- Anne W. Gaddis }

- his
- Clarence W. X Bearden (L. S.)
- mark
- Cora P. Bearden (L. S.)
- Robert Homer Bearden (L. S.)
- W. May Bearden (L. S.)
- Hugh B. Bearden (L. S.)
- Alice M. Justice (L. S.)
- Mrs. Mary E. Wood (L. S.)
- Mary C. Bearden (L. S.)

State of South Carolina,  
County of Greenville.