

## TITLE TO REAL ESTATE

48782 PROVENCE-JARVIS CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

Know all men by these presents that I, L. O. Patterson, as executor of the will of Miss Jessie M. Markley, deceased, of Greenville County, in the State aforesaid, in consideration of the sum of Six thousand, five hundred dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Modern Industries, a corporation chartered under the laws of said state, all that certain lot, piece or parcel of land situate, lying and being in said state and county, in the Fifth Ward of the City of Greenville, having approximately the following metes and bounds, to-wit: Beginning at a stake on the west or northwest side of River Street, on the corner of land formerly belonging to M. C. Dowling, and subsequently to Jones McCrorey, said stake being approximately 59.4 feet S.  $26\frac{1}{2}$  W. from the corner of River Street and Bacot Alley, and running thence along the McCrorey line N. 75 W. 2.43 chains (160.38 feet), approximately, to a stake; thence along the McCrorey line approximately N.  $56\frac{2}{3}$  W. 59 links (38.94 feet) to a stake on a ten-foot alley separating the land hereby conveyed from land belonging to the estate of Abner G. McKinney, deceased; thence along said alley approximately S.  $49\frac{1}{2}$  W. 1.87 chains (123.42 feet) to a stake at the end of said alley; thence across the end of said alley and along the line of said McKinney lot approximately N. 37 W. 118 feet to a stake on the McKinney corner at the end of South Cox Street, as at present laid out; thence along the proposed extension of South Cox Street (this course being along the present line of land of Southern Ice Co.) approximately S.  $61\frac{1}{2}$  W. 200 feet to a stake; thence along line of land of Southern Ice Co. and line of land belonging formerly to F. G. Mauldin, now to Mrs. Eugenia F. Estes, approximately S.  $18\frac{3}{4}$  E. 159 feet to a stake on corner of land belonging to estate of G. L. Walker, deceased; thence along the Walker line approximately N.  $69\frac{1}{2}$  E. 349 feet to a stake; thence (still along line of the Walker lot) approximately S.  $84\frac{3}{4}$  E. 125.6 feet to a stake on River Street; thence along River Street approximately N. 2 E. 12 links (7.92 feet) to a stake in the bend of River Street; thence (still along River Street) approximately N.  $26\frac{1}{2}$  E. 78 links (51.48 feet) to the beginning corner; the true intent hereof being to convey the land covered by the mortgage executed by W. L. Simpson to Title Guarantee & Trust Co., as trustee for Francis Dill, dated May 17, 1929, and recorded in the office of the Register of Mesne Conveyances for said County in Book 31, at page 275, and conveyed to me by E. Inman, Master in Equity, by deed dated August 5th, 1943. It is understood and agreed that the grantee herein assumes the payment of the taxes for the year 1943 on said premises and acknowledges the payment to said grantee of the grantor's pro rata share thereof.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or is any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and its successors and assigns forever. And I do hereby bind myself (as executor only, and not individually) and my successors to warrant and forever defend all and singular the said premises unto the said grantee and its successors and assigns against myself and my successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this fifth day of August, in the year of our Lord one thousand, nine hundred and forty-three and in the one hundred and sixty-eighth year of the independence of the United States of America.

Signed, sealed and delivered  
in the presence of:  
F. B. Massingale  
H. W. Estes

L. O. Patterson (L. S.)  
as Executor of the will of Miss Jessie M.  
Markley, deceased.

The State of South Carolina,  
County of Greenville.

Personally appeared before me F. B. Massingale and made oath that he saw the within named L. O. Patterson as executor, sign, seal and as his act and deed deliver the within written deed, and that he, with H. W. Estes, witnessed the execution thereof.  
Sworn to before me, this 5th day of August, A. D. 1943.

H. W. Estes (L. S.)  
Notary Public for South Carolina.

F. B. Massingale.

S. C. Stamps \$13.00  
U. S. Stamps \$ 7.15

Recorded August 6th, 1943 at 10:35 A. M. #7554 BY: E.G.