

TITLE TO REAL ESTATE

The State of South Carolina,  
COUNTY OF GREENVILLE.

Whereas, W. P. Childers, the owner in fee of the premises hereinafter described, departed this life on the 15 day of November, 1942, leaving in force his will, duly recorded in the office of the Judge of Probate in and for Greenville County, in Apartment 455, File 22, under and by the terms of which he left said property to his wife, Frances W. Childers, with the remainder to his children, vesting in his executrix full power to sell. Now,

KNOW ALL MEN BY THESE PRESENTS, That I, Frances W. Childers, Executrix of the Estate of W. P. Childers, deceased, and individually,

in the State aforesaid  
in consideration of the sum of One Hundred Thousand DOLLARS

to me paid by G. C. Richardson

in the State aforesaid, 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 G. C. Richardson

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward 1, City of Greenville on the North side of West Washington Street, being lot upon which the Wallace Building is located, and having the following metes and bounds:

Beginning on West Washington Street at corner of lot now or formerly owned by Jennie R. Morgan; thence in a northerly direction along line of Jennie R. Morgan (perpendicular to W. Washington St.) 87 feet, 3 inches to line of alley or right of way, leading to Laurens Street, thence in an easterly direction with line of alley and along line parallel with West Washington Street 8 feet; thence in a northerly direction along line parallel with Jennie R. Morgan line 24 feet; thence in an easterly direction along line parallel with W. Washington Street 50 feet 6 inches; thence in a southerly direction and along line of the lot formerly owned by the estate of D. D. Davenport, deceased, 111 feet, 3 inches; thence in a westerly direction with W. Washington Street 58 feet, 6 inches, to the point of beginning, together with all rights, title and interest in and to a certain alley or right of way leading from Laurens Street to the rear of the property herein conveyed and being fully described and set forth in agreement entered into on the day of March, 1919, by and between H. T. Mills, A. D. L. Barksdale and W. P. Childers and recorded in the office of Register Mesne Conveyances in Volume 37, Page 531, reference to which is craved, together with the building upon the aforesaid premises, including the elevator, sprinkler system, lighting fixtures, water and toilet system, together with all appliances and fixtures connected therewith and all curtains shades and awnings.

As a part of the consideration the grantee is to assume and pay the balance due on a mortgage held by the Liberty Life Insurance Co. in the amount of \$40,105.00; This amount is included in the consideration stated in the body of the deed.

It is agreed that the grantee is to pay 1943 State and County taxes. The City taxes for that year have been paid.

Any rents due or accruing prior to November 1, 1943, are to go to the grantor when paid.