

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That We, J. Norwood Cleveland and R. Mays Cleveland

in the State aforesaid,
in consideration of the sum of
Three thousand five hundred (\$3,500.00) DOLLARS,
and other valuable considerations

to Us in hand paid
at and before the sealing of these presents by N.C. Poe, Jr., W.W. Poe and Ellen Poe.

(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 N.C. Poe, Jr., W.W. Poe and Ellen Poe: All that certain lot of land situate on the West side of South Main Street and the east side of Laurens (or Jackson) Street, in the block between McRee Avenue and Court Street, in the City of Greenville, County of Greenville, and State of South Carolina, and having the following metes and bounds, as shown on plat made by C.M. Furman, Jr., April 24, 1925, and hereto attached: Beginning at a point on the west side of South Main Street, on the southeast corner of the land devised to us by the will of Mrs. Elizabeth M. Cleveland, said point being on the projection of the southern or outside edge of a brick wall extending along the southern line of our property, and running thence with South Main Street, N. 20-20 E. twenty-four (24) feet, six and one-half (6 1/2) inches to a point (said point being one and one-eighth (1-1/8) inches south of the northern edge of the eastern end of a wall where said wall has been reduced in thickness to form an entrance, see detail of front as shown on plat hereto attached) and running thence in a party wall N. 68-32 W. eighty-nine (89) feet, five and one-half (5 1/2) inches to a point opposite the center line of another brick wall, thence with the center line of said last mentioned brick wall N. 19-43 E. fifteen (15) feet, six and one-half (6 1/2) inches to a point on the projection of the outer or northern edge of a brick wall of the building on that portion of the lot designated as No. 3 on said plat; thence along projection of the northern or outer edge of said brick wall and with the northern edge of said wall N. 69-20 W. one hundred (100) feet, six (6) inches to the northwestern corner thereof; thence N. 69-53 W. forty-six (46) feet; thence N. 68-36 W. one hundred eighteen (118) feet to Laurens (or Jackson) Street; thence with said Street S. 20-02 W. forty-one (41) feet, one and three-fourths (1-3/4) inches to the southwestern corner of the property devised to us by said will; thence with the northern edge of a brick wall S. 67-20 E. one hundred forty-nine (149) feet; thence with the southern or outside edge of a brick wall S. 69-12 E. two hundred three (203) feet to the beginning corner, being a portion of the property devised to us by said will of Elizabeth M. Cleveland. Together with all rights which we may have in the brick walls on or adjacent to the south line of the property herein described, together with the easements of ingress and egress, light and air along and over and open private entrance or way adjacent to the north line of said property and more particularly described as follows: Beginning on the east side of Laurens (or Jackson) Street at the northwest corner of the lot hereinabove conveyed, and running thence with said Street N. 20-02 W. twelve (12) feet to the southwest corner of Maxie Building; thence S. 68-36 E. one hundred eighteen (118) feet; thence S. 20-49 W. two (2) feet; thence S. 69-53 E. forty-six (46) feet; thence N. 69-20 W. ninety-nine (99) feet, eleven and one-half (11 1/2) inches to a brick wall; thence with said wall S. 19-43 W. ten (10) feet to line of lot hereinabove conveyed; thence with line of said lot N. 69-20 W. one hundred (100) feet six (6) inches; thence still with line of said lot N. 69-53 W. forty-six (46) feet; thence still with line of said lot N. 68-36 W. one hundred eighteen (118) feet to the beginning corner, all of which will more fully appear by reference to said plat, which private entrance or way shall forever remain open and unobstructed. Provided, however, that the grantors may maintain as now constructed the building or structure now extending over the eastern end of said private entrance or way for a distance of approximately thirteen (13) feet, or any replacement thereof of the same dimensions. But the grantees herein shall have the right to unobstructed ingress and egress under such structure. And provided further that the grantees, their heirs and assigns shall have the right to place removable stairs, entrance ways and other removable obstructions and to use for all purposes incident to the use, occupation, operation and maintenance of the property herein conveyed (except for immovable obstructions) a strip two (2) feet in width and extending 146 1/2 feet in length taken from the southern side of said private entrance or way, beginning at a point one hundred eighteen feet from Laurens Street and extending in an easterly direction to the eastern end of said entrance or way, the grantors reserving to themselves, their heirs and assigns, the right to temporarily remove such obstructions when necessary for the passage of large articles upon condition that they are promptly replaced by the party so removing. And provided further that the easements herein granted in and over said private entrance or way are subject to the rights of the owners of the adjacent property to place obstructions in a two foot strip taken from the northern side of said private entrance or way and extending from Laurens Street in an easterly direction one hundred eighteen feet, two (2) inches. The Chimney and steps attached to the building on that portion of the lot designated on the plat as No. 3 which now extend into said private entrance or way shall be removed by the grantees upon three months' written notice from the grantors.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.
TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said N.C. Poe, Jr., W.W. Poe, and Ellen Poe, their heirs and assigns, forever.
in the following proportions: unto N.C. Poe, Jr., Fifty-two and Fifty-two hundredths per cent.; unto W.W. Poe, Twenty-three and seventy-four hundredths per cent.; unto Ellen Poe, Twenty-three and Seventy-four hundredths per cent.

AND We ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said N.C. Poe, Jr., W.W. Poe and Ellen Poe, their

heirs and assigns, against Us and our heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand E. and seal B., this second day of May in the year of our Lord one thousand nine hundred and twenty-five and in the one hundred forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
J.D. McCollough R. Mays Cleveland (L. S.)
Hoke B. Black J. Norwood Cleveland (L. S.)

U. S. Stamps Cancelled, \$ 85 and _____ Cents.
S. C. Stamps Cancelled, \$ 170 and _____ Cents.

STATE OF SOUTH CAROLINA,
County of Greenville,
PERSONALLY appeared before me, Hoke B. Black

and made oath that he saw the within named J. Norwood Cleveland and R. Mays Cleveland

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with J.D. McCollough witnessed the execution thereof

SWORN to before me, this second day of May A. D. 1925
C.F. Haynesworth (L. S.)
Notary Public for S. C.

FOR DOWER TO THIS DEED, SEE DEED BOOK, 84, AT PAGE 188

STATE OF SOUTH CAROLINA,
County of Greenville RENUNCIATION OF DOWER

I, A.E. Padgett, Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Natalie P. Cleveland wife of the within named J. Norwood Cleveland did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named N.C. Poe, Jr., W.W. Poe and Ellen Poe, their heirs and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this second day of May A. D. 1925
A.E. Padgett (L. S.)
Notary Public for S. C.

Recorded May 19th, 1925 at 1:30 P.M.



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