

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

No Stamps

COUNTY OF GREENVILLE

WHEREAS, pursuant to the consent of the parties interested and the order of the Probate Court on file in the office of said Court, in Apartment 256 File 14, the premises hereinafter described were conveyed by L. O. Fatterson, Executor of the Will of Bessie B. Lipscomb, to John W. Lipscomb and Lawrence O. Lipscomb, Trustees for the beneficiaries under the Will of said Bessie B. Lipscomb, by deed dated September 8, 1932, and recorded October 21, 1936 in the office of R.M.C. for Greenville County in Vol. 189 page 315; and

WHEREAS, the income from said premises was insufficient to pay the taxes thereon and the same was therefore sold by the Delinquent Tax Collector for Greenville County, after due notice, seizure and advertisement as required by law, to Central Realty Corporation, a South Carolina corporation, on April 6, 1936, and upon the expiration of the time allowed by law for redemption was conveyed to said Central Realty Corporation by deed dated October 4, 1937, but which deed was never recorded; and

WHEREAS, John W. Lipscomb, one of the Trustees above mentioned, departed this life on September 29, 1936, leaving the said Lawrence O. Lipscomb sole surviving Trustee under the deed above referred to; and

WHEREAS, in order to remove any cloud upon the title to said premises resulting from said sale of the same for taxes and the failure to record the tax deed, the grantor herein, for a consideration of Twenty-five Dollars conveyed said premises to said Central Realty Corporation by deed dated June 17, 1937, recorded in said office in Vol. 199 page 228; and

WHEREAS, through mutual mistake of the parties the grantor herein signed said deed as "Executor for the Estate of Mrs. Bessie B. Lipscomb" instead of as "Surviving Trustee for the beneficiaries under the Will of Bessie B. Lipscomb", and it is the desire of the grantor to correct said deed and to remove any cloud upon the title of said premises;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That I, Lawrence O. Lipscomb, Surviving Trustee for the beneficiaries under the will of Bessie B. Lipscomb, in the State aforesaid, in consideration of the sum of One Dollar and the premises to me paid by Central Realty Corporation, 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 Central Realty Corporation all that piece, parcel, or lot of land situate, lying and being in the State and County aforesaid, in the City of Greenville, and being all that portion of Lots 32, 33, 34, 35, 36, 37, 38, and 39 that lies South of the branch and West of Judson or an unnamed Street, as shown by plat recorded in The R.M.C. office of Greenville County in Plat Book "A" at page 225.

ALSO, all that other certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in the City of Greenville, having the following metes and bounds, to-wit: BEGINNING at the Southwest point of Lot No. 40, and running thence S. 82 E. 64 ft. to corner of Chapin Springs Land Company lot; thence with the line of said Lot N. 1-30 W. 75 ft. to corner of lot heretofore conveyed to H. H. Griffin; thence with the line of his lot N. 89-34 W. 64 ft., more or less, to an unnamed street; thence with said street as the line S. 1-50 E. 80 ft. to the beginning corner; being the Southern portion of Lot No. 40 and a strip 14 ft. wide off Lot no. 41 according to the plat of record of R.M.C. Office for Greenville County in Plat Book "A" page 225.

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