

JOHN M. DILLARD, P.A., GREENVILLE, S. C.

GREENVILLE COUNTY

Vol 935 18-70

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Boyd E. Mills, Individually and as Executor and Trustee of the Last Will and Testament of James H. Mills, deceased, Thelma M. Parris, Jean M. Howard, James Boyd Mills, Linda A. Mills Pound and Carolyn M. Johnson
in consideration of Seventeen Thousand (\$17,000.00)-----Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Freddie Stephens, his heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon situate, lying and being on the eastern side of Trade Street in the City of Greer, Greenville County, South Carolina having according to a plat of the property of Freddie Stephens made by Wolfe & Huskey, Inc., Engineers and Surveyors, dated February 6, 1974, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Trade Street 205.3 feet to the face of the curb of the intersection of Trade Street with Victoria Street at the corner of property now occupied by Home Credit Company and running thence with the center of a wall between buildings on said property, N. 77-00 E. 100.61 feet to a spike on a paved alley (said spike being located 209.5 feet from the face of the curb on Victoria Street); thence along the western side of said paved alley, S. 13-00E. 23.6 feet to a spike; thence through the center of a wall between buildings on said property and along the line of property owned by Dr. M. L. Lanford and occupied by Mike's Discount Center and McCullough's Shoe Shop, S. 77-00 W. 100.61 feet to a point on the eastern side of Trade Street; thence along the eastern side of the sidewalk of Trade Street, N. 13-00 W. 23.6 feet to an iron pin, the point of beginning.

288-220-3-17

The above described property is the same conveyed to James H. Mills by deed of W. B. Smith, et al recorded in the RMC Office for Greenville County, S. C. in Deed Book 225, page 366 and is hereby conveyed subject to the rights of adjoining property owners in and to any party wall located within the boundaries of the above described property in and to which the random property owners have any right, title or interest and to all alleys and access ways and streets of public record or affecting said property.

ALSO: All the right, title and interest of the Grantor in and to all party walls, streets, access ways and alleyways adjoining or appurtenant to the above described property in which the Grantor may have any right, title or interest, it being the intention of the Grantor to quitclaim his interest in and to the same to the Grantee and to exclude the application for warranties hereinafter contained in and to the property rights described in this paragraph.

James H. Mills, a resident of Spartanburg County, South Carolina died on May 14, 1949, devising the above described property as a part of Item VI of his Last Will and Testament which was duly admitted to Probate in the Probate Court for Spartanburg County, South Carolina. The Grantor herein is the sole surviving Executor and Trustee of said Last Will and Testament as will appear by reference to the records of said Probate Court for said County and State.

Pursuant to the Order of the Judge of the Seventh Judicial Circuit in the case of Boyd E. Mills, individually and as Executor and Trustee, et al, Plaintiff vs. Richard Mills Parish, et al Defendants, filed in the Office of the Clerk of Court for Spartanburg County, South Carolina in Judgment Roll No. 51224, Boyd E. Mills as Trustee of the Last Will and Testament of James H. Mills, deceased was authorized to sell the real estate devised under Item VI of said will and to execute and deliver to a purchaser or purchasers good fee simple warranty deed thereto and to hold the proceeds of sale subject to the terms and conditions of the trust established under Item VI. This deed is given by Boyd E. Mills in said capacity under the authority contained in said Order, reference to which is hereby craved.

The Grantee agrees to pay City of Greer and Greenville County property taxes for the tax year 1974 and subsequent years.

The above described property is subject to a Lease between the Grantors as Lessors and Martin Jones as Lessee.



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