

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That Greenville Realty & Investment Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable considerations

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto B. Karpf and L.C. Rosenblat, All that piece, parcel or lot of land in the City of Greenville, Greenville County, State of South Carolina, containing Three thousand (3,000) square feet, more or less, situate on the West side of North Main Street between Coffee and North Streets, commencing at an iron pin on Main Street at the Southeast corner of James F. Hodges lot; thence along the outer edge of the brick wall of said Hodges Store, now occupied by Myers-Arnold Company, 120 feet to an iron pin on line of twelve (12) foot alley extending from Coffee Street to Hodges Line parallel to Main Street; thence along line of said alley 25 feet to an iron pin; thence along a line parallel with the first line 120 feet to an iron pin on Main Street; thence along Main Street 25 feet to the beginning corner. Said lot is made up of a part of lot known as Lot No. 21 in deed by Charles A. Parkins to George W. Parkins, recorded in Book "BB", page 154, and also a part of lot conveyed by W.W. Gilreath to Eliza Parkins, dated August 1891 and recorded in Book "XXX", page 810, and being the same lot of land conveyed to C.F. Dill by Margaret Eliza Parkins by deed dated March 18th, 1903, recorded in the R.H.C. Office for Greenville County in Volume "JJJ", page 439.

Also all that certain strip, piece, parcel or lot of land situate in Ward 1 of the City of Greenville on the West side of North Main Street between Coffee and North Streets, containing one hundred, seventeen and one-half square feet, more or less, and being the same piece of land conveyed by James F. Hodges to C.F. Dill by deed dated May 9th, 1903, recorded in said office in Volume "JJJ", page 570, full description of said property being contained in said deed. The above being the same land conveyed to the grantor by Peoples National Bank as Executor of the Estate of C.F. Dill, deceased by deed dated January 2nd, 1924 and recorded in R.H.C. office for Greenville County in Deed Book, Volume 76, page 256.

As part of the consideration for this conveyance, the Grantee herein by accepting this deed, assumes and agrees to pay a mortgage of Sixty thousand (\$60,000.00) Dollars, given by the Grantor to Peoples National Bank as Executor of the Estate of C.F. Dill, deceased, dated January 2nd, 1924, and recorded in Mortgage Book 138, page 87, together with interest thereon as therein provided from the date of this deed.

The grantor also conveys by this deed all of its rights and interests in and to the alley way to the rear of said lot and the party walls affecting the building situate on said lot.

City and State and County taxes for the year 1924 and fire insurance premiums are to be pro-rated and adjusted as of the date of this deed.

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 premises before mentioned unto the grantee hereinafter named, and their heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and their heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers

on this twenty-seventh day of June in the year of our Lord one thousand nine hundred and twenty-four and in the one hundred and forty eighth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Madah Mc Gee and B. Jordan By L. C. Elrod, Pres. and A. L. Thinks, Secy. & Treas. of Greenville Realty & Investment Company

Revenue Stamps Cancelled, \$ 5.00 and 22 cents.

STATE OF SOUTH CAROLINA, County of Greenville PERSONALLY appeared before me Madah Mc Gee and made oath that she saw L. C. Elrod as President and A. L. Thinks as Secretary & Treasurer of Greenville Realty & Investment Company corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with B. Jordan witnessed the execution thereof.



SWORN to before me, this 27 day of June A. D. 1924 Madah Mc Gee Notary Public for South Carolina.

Recorded July 7th 1924

END OF Doc.