

Whereas, James H. Morgan and W.H. Austin are the owners as tenants in common of certain lands, some of which are held in fee simple, and others as lease-holds under lease from the Southern Railway Company, all of which are situate in the County and State aforesaid; and, Whereas, the said parties have agreed upon a partition thereof; Now, Therefore.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, James H. Morgan, of the City of Greenville, County of Greenville

in the State aforesaid, in consideration of the sum of Ten (\$10.00) DOLLARS,

to me in hand paid at and before the sealing of these presents by W.H. Austin

(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 W.H. Austin; All my right, title and interest, being one-half, in and to the following lands situate in the County and State aforesaid, to-wit: (1) Those lots bounded by Academy Street, Whitmire Street, lands of Mrs. Bettie Whitmire and of the Southern Railway Company, which lie South of a division line, which division line begins at a point on the East side of Academy Street, which point is approximately 186 feet 4-5/8 inches South of the Southeast intersection of West McSee Avenue and Academy Street, and is in the center of a brick wall, said division line extending from said beginning point with the middle line of said brick wall, approximately S. 69-11 E. and continuing along the same line 200 feet, more or less, to the lands owned by the Southern Railway Company in fee simple. It being the purpose of this deed to convey to the grantee all of the grantor's interest in said lands lying South of said division line, the grantee having by a deed of this date conveyed to the grantor all of his interest in the lands which lie North of said division line. The lands conveyed by this deed consist in part of lands held in fee simple and in part of lands held by the grantor and grantee under a lease from the Southern Railway Company, which lease bears date April 20, 1910, and is for the period of ninety-nine years beginning August 2, 1909. This conveyance, however, is subject to a certain lease executed by the grantor and grantee to the Southern Railway Company, bearing date April 20, 1910, covering a strip 40 feet wide in the rear or eastern portion of the lands held in fee simple, said lease being for the purpose of a drive-way, and is for the period of ninety-nine years, beginning August 2, 1909, as will more fully appear by reference to said lease.

(2) Also all my one-half undivided interest in and to all that lot of land situate on the East side of Townes Street, in the City and County of Greenville, South Carolina, beginning at a stake on Townes Street at Meek's corner, and runs thence with his line S. 70-2 E. 201 feet to a stake on an alley; thence with said alley S. 18-1/2 W. 67 feet to a stake on said alley at the corner of the McCrorey lot; thence with the line of that lot, N. 70-2 W. 189 feet to a stake on Townes Street; thence with said Street, 67 feet to the beginning corner; also all my right-of-way over and along a certain alley in the rear of said lot, measuring twenty feet in width, and extending from said lot Northward to a line nine feet wide, which runs from Main Street to Townes Street. Said right-of-way being upon the express condition that the grantee herein, his heirs and assigns, shall at all times assist in keeping in repair the said alley, and pay one-sixth of the expenses incurred. Being the same lot of land conveyed to J.H. Morgan and W.H. Austin, Jr., by deed dated _____ day of September, 1913, and recorded in the R.M.C. Office for Greenville County, in Volume 23, at page 168. The grantor and grantee each assumes the payment of one-half of the amount (\$6,000.00) with interest from July 1st, 1928, due on the mortgage executed by them to Penn Mutual Life Insurance Company, which mortgage covers the fee-simple property heretofore owned by them fronting on Academy Street.

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 W.H. Austin, his heirs and assigns, forever.

AND I myself and my do hereby bind heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said W.H. Austin, his heirs and assigns, against myself my and heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal this 31st day of August in the year of our Lord one thousand nine hundred and twenty-six and in the one hundred and eighty-first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of J. H. Morgan (L. S.) Lillie J. Buesey (L. S.)

S. C. Revenue Stamps Cancelled Dollars Cents

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me, J. D. McCallough, and made oath that he saw the within named James H. Morgan.

Lillie J. Buesey sign, seal, and as his act and deed, deliver the within written Deed; and that he, with SWORN to before me, this 31st day of August, A. D. 1926, J. D. McCallough, Notary Public for S. C.

THE STATE OF SOUTH CAROLINA, County of Greenville. RENUNCIATION OF DOWER I, J. D. McCallough, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Virginia W. Morgan, of the within named James H. Morgan, and 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 W.H. Austin, his 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 31st day of August, A. D. 1926, Virginia W. Morgan (L. S.) J. D. McCallough, Notary Public for S. C. Recorded September 1st 1926 at 4:34 o'clock, P.M.

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