

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, That I, J. I. Westervelt,

in the State aforesaid, in consideration of the sum of twenty eight thousand eight hundred forty two and 11/100
DOLLARS,

to me in hand paid at and before the sealing of these presents by The Life Insurance Company of Virginia.

(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 The Life Insurance Company of Virginia., its successors and assigns:

All of that lot of land in the City of Greenville, County and State aforesaid, on the South side of West Washington Street, in the block between Richardson and Laurens Streets, being the western portion of the lot on which is located the "Conyers & Gower Bldg." Beginning at a point on the South side of West Washington Street, being the center of the brick wall between the "Conyers & Gower Building" and the "Thackston & Son Building", and running thence with the center of said wall in a southerly direction, a distance of 76 feet, more or less, to the end of the wall; thence continuing the same course across an open court or alley, a distance of 10 feet, more or less, to property line of H. J. Haynsworth in an easterly direction, a distance of 50 feet, more or less, to the center of a brick wall, which is located at about the center of the back line of the Conyers & Gower Building; thence in a northerly direction with center of last mentioned wall a distance of approximately 55 feet to an angle therein; thence continuing the same course along a straight line drawn from the center of the said wall at the point of an angle, a distance of approximately 31 feet to Washington Street, (the distance from the H. J. Haynsworth line to the West Washington Street being 86 feet, more or less,); thence with West Washington Street in a westerly direction, a distance of 50 feet, more or less to the beginning corner.

The above described lot is a parallelogram measuring approximately 50 feet in the front and rear, and 86 feet on the side - reserving and excepting, however, unto ourselves and our heirs and assigns, their right to light and air, and the right to ingress and egress from and over the open court or alley in the rear of the above described lot, to the same extent that same is now enjoyed by the grantors, as the owner of the eastern portion of the Conyers & Gower Building.

As a part of the consideration for this conveyance, it is agreed between the parties hereto that the stairway, situate at or near the center of the Conyers & Gower Building, and extending from the ground floor on the Washington Street side to the second floor - (one-half of which is conveyed by the above description); shall forever be maintained and kept in repair by the grantee and the owners, their heirs and assigns, of the adjoining building on the East, for their mutual benefit and the benefit of their heirs and assigns as owners of the above mentioned building and the building adjoining, as aforesaid.

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefor is full release of all debts, obligations, costs and charges, heretofore subsisting on account of and by the terms of that certain mortgage from J. I. Westervelt to The Life Insurance Company of Virginia, dated 4 March, 1930, and recorded in Book 78, at page 288, of the official records of Greenville County, State of South Carolina, heretofore existing on the property herein conveyed and the note secured thereby, this conveyance completely satisfying said obligation and terminating said mortgage and note and all effect thereof in every respect."