

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & 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, and J.E. Surrine, as Trustees for and in consideration of the sum of Five Hundred and no/100 (\$500.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Russell C. Ashmore, his heirs and assigns:

All that certain piece, parcel or tract of land in the City of Greenville, County of Greenville, State of South Carolina, on Richland Creek, containing 3 acres and having, according to a plat of property of Franklin Real Estate & Investment Company made by Dalton & Neves, Engineers, November, 1930, the following metes and bounds, to-wit:

Beginning at an iron pin at the northeast intersection of Hilly Street and Love Alley and running thence with the north side of Hilly Street S. 69-10 E. 140 feet to an iron pin; thence N. 1-10 W. 69 feet to an iron pin; thence N. 26-35 E. 204 feet to an iron pin, corner of lot now or formerly of G. W. McDade; thence with said McDade lot S. 76-03 E. 52 feet to an iron pin in the west side of Center Street; thence with the west side of Center Street N. 15-23 E. 261 feet to an iron pin; thence still partly along the west side of Center Street N. 26-35 E. 262.8 feet to an iron pin; thence N. 23-18 W. 169.8 feet to an iron pin in the south side of Maple Street; thence leaving Maple Street and crossing Richland Creek and Spartanburg Street S. 54-12 W. 285.4 feet to a stone in the south side of Spartanburg Street, corner of property now or formerly of Bell Rogers; thence with said Rogers property and crossing an alley S. 9-26 W. 188.5 feet to an iron pin in line of property now or formerly of the Kate Love Estate; thence with said Love Estate property S. 83-00 E. 140 feet to a point in the center of Richland Creek; thence along the center of said creek S. 27-09 W. 336.5 feet to a point, corner of property now or formerly of George T. Moore; thence with said Moore line N. 73-05 W. 71 feet to an iron pin in the east side of Love Alley; thence with the east side of said Alley S. 14-25 W. 190 feet to the beginning corner.

Being a portion of the property conveyed to H. P. McGee, C. B. Martin and B. E. Geer, as Trustees, by deed of H. P. McGee dated April 8, 1927, and duly entered of record in the R. M. C. Office for Greenville County.

Subsequent to the execution of said deed Franklin Real Estate & Investment Company and J. E. Surrine, the grantors herein, were substituted as Trustees by order of the Court of Common Pleas, dated June 16, 1930, recorded in the R. M. C. Office for Greenville County, in Volume 153 at page 573, and order dated September 17, 1931, and recorded in the R. M. C. Office for Greenville County in Volume 168, at page 261. This deed is made pursuant to the powers conferred on the said Trustees by the above deed and the orders of the Court herein referred to.

State of Virginia,
City of Richmond.

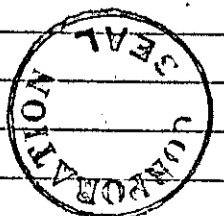
For value received, the undersigned, First & Merchants National Bank of Richmond, hereby consents to the within conveyance and hereby releases the property described herein from any and all interest or lien which it might have.

In witness whereof the said First & Merchants National Bank of Richmond has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 17th day of August, 1940.

In the presence of:

M. Boyce Tyler
F. B. Tolson, Jr.

FIRST & MERCHANTS NATIONAL BANK OF RICHMOND (IS)
BY: A. K. Parker,
Vice-President
And: J. M. Ball, Jr.
Vice-President & Cashier.



State of Virginia,
City of Richmond.