

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

QUITCLAIM DEED.

WHEREAS, Realty Corporation did heretofore acquire a tract of land near Greenville, S. C., a portion of which was later subdivided into lots, and streets and roads were laid out, all of which is shown on a plat of Traxler Park made by R. E. Dalton, March, 1923, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115; and

Whereas, said Realty Corporation thereafter deemed it necessary and desirable in actually cutting and laying out the portion of the street known as Rock Creek Drive extending from the Northeast corner of Lot 266 to the Southwest corner of Lot 283, to change the location of said Drive, and did actually locate and change the same between said points hereinabove mentioned as appears on a revised plat of said Traxler Park now of record in the R. M. C. Office for Greenville County, S. C. in Plat Book G, at pages 115 and 116; and

WHEREAS, Realty Corporation did thereafter, through inadvertence, in selling and conveying the lots designated as Nos. 266 through 283, inclusive on said Traxler Park plat, which lots were affected by the change in said street, make reference to the plat thereof recorded in Plat Book F, at pages 114 and 115, and by said error in the reference it did appear to leave unconveyed to the respective purchasers of said lots, strips of land lying adjacent to the front line of said lots and between said front line and Rock Creek Drive as actually laid out and located; and

WHEREAS, Realty Corporation thereafter, by its deed dated August 18th, 1925, recorded in said R. M. C. Office for Greenville County, S. C. in Deeds Volume 80 at page 120, did convey to Mary G. Traxler the tract of land lying on the opposite side of Rock Creek Drive from said lots Nos. 266 to 283 inclusive, as shown on said plat, the deed to Mary G. Traxler making no reference to a recorded plat, but referring to the Northwest line of Rock Creek Drive as actually laid out as its boundary and the said Mary G. Traxler did thereafter convey the said property to Elizabeth G. McCall by deed recorded in said Office in Deeds Volume 191 at page 287; and

WHEREAS, The South Carolina National Bank of Charleston, which acquired title to a number of the lots on Rock Creek Drive affected by said change in the street as hereinabove referred to, has requested that Realty Corporation, Mary G. Traxler and Elizabeth G. McCall convey and quitclaim to it and to the present owner of any lot affected by said change, any and all right, title or interest which either of them may have, or appear to have in and to any strips of land lying between the front line of said lots, being lots Nos. 266 to 283, inclusive, on the plat of Traxler Park recorded in Plat Book F, at pages 114 and 115, and Rock Creek Drive as actually laid out and shown by said plat recorded in Plat Book G, at pages 115 and 116, and which the grantors desire to do, neither claiming any right or interest in any strips of land created by said change in the street.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Realty Corporation, a corporation chartered under the laws of the State of South Carolina, and Mary G. Traxler and Elizabeth G. McCall, in the State aforesaid, in consideration of the premises and the further sum of One (\$1.00) Dollar to each of us in hand paid at and before the sealing of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold, released and quitclaimed, and by these presents do grant, bargain, sell, release and quitclaim unto The South Carolina National Bank of Charleston and unto the respective owners of any of the said lots hereinabove mentioned:-

All those certain pieces, parcels or strips of land lying and being adjacent to and along the front line of any lot between Lots Nos. 266 and 283, inclusive as shown on plat of Traxler Park recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book F, at pages 114 and 115, and the present Northwest edge of Rock Creek Drive as now actually located and shown by a more recent survey, which is of record in the R. M. C. Office for Greenville County, S. C. in Plat Book G, at page 115 and 116.

It is the intent of the grantors that this deed vest title to any strip or strips of land lying between the front line of any lots Nos. 266 to 283 inclusive, as shown on plat recorded in Plat Book F, at pages 114 and 115, and the present Northwest line of Rock Creek Drive as actually laid out, in The South Carolina National Bank of Charleston as to any of the said lots mentioned above still owned by it and as to the remaining lots to vest title to same to the said strips to the present respective owners thereof so that each present owner of said lots shall have undisputed title to the land up to the Northwest edge of Rock Creek Drive as now actually located and shown by the said revised plat of Traxler Park, recorded in Plat Book G, at pages 115 and 116, R. M. C. Office for Greenville County, S. C.

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 said The South Carolina National Bank of Charleston, its successors and assigns, and unto the present