

## TITLE TO REAL ESTATE

## THE STATE OF SOUTH CAROLINA

KNOW ALL MEN BY THESE PRESENTS, THAT, Payne Oil Company, a corporation of the State of South Carolina, with its principal place of business at Greenville, South Carolina, for and in consideration of the sum of Five Dollars (\$5.00) to it in hand paid, at and before the sealing of these Presents, by Pure Oil Company of the Carolinas, Inc., in the State aforesaid, (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 Pure Oil Company of the Carolinas, Inc., a corporation organized and existing under and by virtue of the laws of the State of North Carolina and domesticated in the State and Under the laws of South Carolina,

TRACT No. 1: All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, just outside the corporate limits of the City of Greenville, on the West side of Rutherford Street and having the following metes and bounds: Beginning at an iron pin at the southwest corner of Grant and Rutherford Streets and running thence with Grant Street S. 81-20 W. 75.98 feet to a stake; thence S. 0-30 W. 21 feet to a stake; thence N. 91-20 E. 75.98 feet to a stake in Rutherford Street; and thence with Rutherford Street N. 0-30 E. 21 feet to the beginning corner, being shown on plat of the subdivision of the property of the Salvation Army recorded in Plat Book F, page 247, as a portion of the old G. & N. Railroad bed or right-of-way.

And being that same identical tract of land conveyed to the Payne Oil Company by L. A. James, by deed recorded in Book 98, Page 121, April 7, 1925, Office of R. M. C. for Greenville County, South Carolina.

TRACT NO. 2: All that certain piece, parcel, lot or tract of land lying, situate and being in Greenville Township, in State and County aforesaid, and lying on the North side of the Augusta Road, just outside of the corporate limits of the City of Greenville, and about 1 and 1/4 miles from Greenville County Courthouse, and containing one-fourth of an acre, more or less, and being bounded by the lands of John Carter, Mose Daus and Augusta Road, and being the same tract of land conveyed by Eva White, her deed dated September, 1925, and recorded in the office of the Register of Mesne Conveyances for Greenville County, South Carolina in Volume 113, at page 22.

And being that same identical tract of land conveyed to the Payne Oil Company by S. S. Newell, by deed recorded in Book 106, Page 474, April 1, 1926, in the office of R. M. C. Greenville County, South Carolina.

TRACT NO. 3: All those ten certain lots of land situate on Rutherford Road near the junction of said Road with Paris Mountain Road, just outside the limits of the City of Greenville, in the County and State aforesaid, and more particularly described as follows: Beginning at a point on the west side of said Rutherford Road, at corner of Grant Street, and runs thence N. 0-30 E. 200 feet along said Rutherford Road to corner of Fair Street; thence along the south side of Fair Street S. 89.34 W. 65 feet to the east side of a ten foot alley; thence along the east side of the said ten foot alley S. 0.30 W. 209.4 feet to Grant Street; thence along said Grant Street N. 81.20 E. 65.85 feet to the beginning corner, said parcel of land being composed of lots 1 to 10, both inclusive, of the subdivision of the land formerly belonging to the Salvation Army, and is the same land conveyed to T. O. Lawton, as Trustee, by deed recorded in Vol. 100, at page 242, and this deed is made by virtue of said deed and the trust agreement recorded in Vol. 101, page 293; conveyed to grantor by deed Book 108, Page 118. 7/27

TRACT NO. 4: All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, and having the following metes and bounds according to plat now recorded in the R. M. C. Office for Greenville County, in Plat Book A, at page 383 to-wit: Beginning at a stake on Laurens Road at the corner of lots 60 and 59, Block D in East Park Boyce's Addition to Greenville, and running thence along Laurens Road N. 68.30 W. 60 feet to a stake at the corner of Laurens and Washington Roads; thence along Washington Road S. 58.30 W. 186 feet; thence in a straight line in a southeasterly direction and in straight line with the line between Lots Nos. 60 and 61, 88 feet, more or less, to a stake at the joint corner of Lots Nos. 61 and 60; thence with the line of lots 60 and 59, N. 48.15 E. 188 feet to the beginning corner and being part of Lot No. 59 situated on the southwest corner of Washington and Laurens Roads, fronting said Laurens Road 60 feet and being a part of one of the lots conveyed to Walter West by Arthur S. Agnew by deed dated March 30, 1912, Vol. 19, page 137, and conveyed to W. B. Harrison by Walter West June 22, 1912, by deed recorded in Vol. 19, page 468. This conveyance is upon condition, however which is a part of the consideration of the deed, that the purchaser, grantee or grantees heirs and assigns, shall not sell, rent or otherwise dispose of the above property to a person or persons of African descent, which condition hereby is declared to be a condition subsequent.

B: All that certain piece, parcel and lot of land, situate, lying and being in the City of Greenville, County of Greenville, and being a portion of Boyce's Addition to Greenville, and having the following metes and bounds according to plat now recorded in R. M. C. Office of Greenville, S. C., in Plat book "A" at page 383, to-wit: Lot No. 60 of Block D, southeast corner of Laurens Road and Smith Avenue, fronting Laurens Road 72 feet, this being one of the lots conveyed to W. B. Harrison by deed dated October 6, 1911, and recorded in Vol. 7 at page 343, R. M. C. Office for Greenville County: This conveyance subject to the same restrictions as above stated. And being those same identical tracts conveyed to the Payne Oil Company by Fannie C. Scott, Probate, Greenville County, by deed recorded in Book 110, Page 324, October 3, 1925, in the Office of the R. M. C. of Greenville County, South Carolina.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Pure Oil Company of the Carolinas, Inc. its successors and assigns forever.

And the Payne Oil Company does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the said Pure Oil Company of the Carolinas, Inc., its successors and assigns, against itself and its successors and all other person whomsoever lawfully claiming, or to claim, the same of any part thereof.