

## TITLE TO REAL ESTATE

45782 PROVENCE-J. LEARD CO.-GREENVILLE

The State of South Carolina,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Dan D. Davenport, of Greer, S. C., in consideration of the sum of Ten Dollars to me in hand paid at and before the sealing of these presents by Ellen Wiggins Davenport, of Greer, S. C., the receipt whereof is hereby acknowledged, and also in consideration of mutual love and affection and the relationship of the parties hereto, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Ellen Wiggins Davenport, my wife, for and during the term of her natural life, and after her death to my child or children begotten of the said Ellen Wiggins Davenport, share and share alike, and the heirs and assigns, of said child or children forever; and in the event of the death of any such child during the life of my wife, Ellen Wiggins Davenport, his or her portion to the children of such deceased child, share and share alike, after the death of my said wife; but if any of my children begotten of my said wife die during the life estate of my said wife without leaving any child, then any share which might have enured to the benefit of said deceased child or his children, to the remaining children of myself and my said wife which children of such deceased child or children shall take their parent's portion per stirpes and not per capita; and in the event of the death of my said wife leaving neither surviving child of myself and my said wife nor children of any child of myself and my said wife, then the entire estate and property hereinafter described shall revert to me in fee simple forever, and, if I shall have predeceased my said wife, to my heirs at law forever, the said property conveyed as above set forth being;

All my right, title and interest, being that of absolute owner, in and to the following property situate in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

Being at the Southeastern corner of East Stone Avenue and Bennett Street thence run Easterly along the Southerly line of Stone Avenue a distance of 90 feet; thence Southerly parallel to the Easterly line of Bennett Street a distance of 100 feet to an alley; thence Westerly parallel to the Southerly line of Stone Avenue a distance of 90 feet to the Easterly line of Bennett Street; thence Northerly along said Easterly line of Bennett Street 100 feet to the point of beginning, the same being a tract of land fronting 90 feet on Stone Avenue, 100 feet on Bennett Street and being a portion of the lands heretofore conveyed to the grantor by Peoples National Bank, as Trustee, and E. A. Gilfillin and L. B. Houston.

And also all my right, title and interest in the hereinafter described lands situate in the City of Greenville, County of Greenville, State of South Carolina, which I heretofore acquired by inheritance, being a one-fifth interest therein, said property being described as follows, to-wit:

"All that certain piece, parcel, or lot of land situate, lying, and being in the City of Greenville, County of Greenville, State of South Carolina, on the west side of North Main Street, and having the following metes and bounds according to a plat thereof made by Dalton and Neves, Surveyors, in May, 1940, to-wit:-

"Beginning at a point on the west side of North Main Street 92.25 feet southerly from the intersection of the westerly line of North Main Street with the southerly line of West Coffee Street, said point of beginning being the southeasterly corner of the Cauble property hereinafter described, and running thence with the southerly line of said Cauble property N. 70-10 W. 242.8 feet, more or less, to a point on the east side of North Laurens Street, said point being the southwest corner of the Cauble property hereinafter described; thence along the east side of North Laurens Street S. 20-20 W. 36.45 feet, more or less, to a point; thence S. 70-10 E. 120 feet, more or less, to a point; thence N. 20-20 E. 9.3 feet, more or less, to a point; thence S. 70-0 E. 123 feet, more or less, to a point on the west side of North Main Street; thence along the west side of North Main Street N. 20-0 E. 27.5 feet, more or less, to the beginning corner;" subject to any state of facts which an accurate survey may show.

It is not intended hereby to convey any interest in the parcel last above described which I have heretofore acquired by purchase, same being a one-fifth interest in addition to the one-fifth interest conveyed hereby which I acquired by inheritance.

To Have and to Hold all and singular the premises before mentioned unto the said Ellen Wiggins Davenport, my wife, for and during the term of her natural life, and after her death to my child or children begotten of the said Ellen Wiggins Davenport, share and share alike, and the heirs and assigns of the said child or children forever; and in the event of the death of any such child during the life of my wife, Ellen Wiggins Davenport, his or her portion to the children of such deceased child, share and share alike, after the death of my said wife; but if any of my children begotten of my said wife die during the life estate of my said wife without leaving any child, then any share which might have enured to the benefit of said deceased child or his children, to the remaining children of myself and my said wife and any children of any deceased child or children of myself and my said wife which children of such deceased child or children shall take