

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, }
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That C. B. Martin

in the State aforesaid
in consideration of the sum of Seventy-one Thousand Five Hundred (\$71,500)
DOLLARS,

to me paid by G. L. Muckenfuss,

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 G. L. Muckenfuss

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

to-wit:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, and State aforesaid, on the East side of Main Street, and being more particularly described as follows:-

Beginning at a point 38.2 feet from the southeast corner of the intersection of Main and Coffee Streets, and running thence in a Southerly direction along Main Street 22.3 feet; thence in an Easterly direction 114.6 feet to the middle of an alley, said alley being 8.4 feet in width; thence with said alley in a Northerly direction 22.3 feet to a stake; thence in a Westerly direction 114.6 feet to the point of beginning.

Also all my right, title and interest of, in and to the alley referred to in the above description, which alley is 8.4 feet in width and extends from Coffee Street in a Southerly Direction 60.4 feet, more or less, which alley is maintained for the sole use of the owners of the lots which adjoin the same, their heirs and assigns.

This conveyance is made subject to the right reserved to W. D. Parrish and T. C. Gower, their heirs and assigns, to use the brick wall on the South side of the lot herein conveyed, as set forth in the deed of the said W. D. Parrish and T. C. Gower unto the Grantor, bearing date January 10, 1930, redorded in the office of the Register of Mesne Conveyance for Greenville County, S. C., in Deed Book 138, at page 355, by which deed the foregoing premises were conveyed unto G. H. Bailes.

This conveyance is made as an even exchange of property conveyed to the grantor this day by G. L. Muckenfuss and described in said deed, the consideration in both said deeds to be equal so that such even exchange may be facilitated without additional or other consideration.

It is mutually understood and agreed that this conveyance is made subject to the existing lease on the foregoing premises between G. H. Bailes and Rey's Inc., a corporation, which will expire on the 30th day of June, 1947, and the grantor hereby conveys unto the grantee all benefits accruing to the grantor under said lease, and the grantee herein assumes all of the obligations of the grantor and of the said G. H. Bailes under said lease.