

TITLE TO REAL ESTATE

48782 PROBATE - J. H. HARRIS CO. - GREENVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS, R. D. Dobson, deceased, in Item III, paragraph (c), of his last will and testament, duly probated and filed in the office of the Court of Probate for Greenville County, directed that certain real estate being conveyed to his daughter, Virginia Frances Dobson (now Virginia Dobson Dillard), upon her reaching the age of twenty-five years, said property to be selected from his estate by the Trustee and valued in the distribution thereof; and, whereas, the said Virginia Dobson Dillard has now reached the designated age, and in compliance with the terms of the will the undersigned grantors have selected the real estate hereinafter described for conveyance to her and have valued the parcels in distribution as follows: One-fourth interest in Lot No. 1 described below, \$15,625.00; one-fourth interest in Lot No. 2 described below, \$1,843.50; one-fourth interest in Lot No. 3 described below, \$1,700.00; a total valuation of \$19,168.50.

And for the purpose of further compliance with the terms of the will of R. D. Dobson, deceased, this deed of conveyance is made, and now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That we, B. B. Waters and The First National Bank of Greenville, a corporation, as Executors of the Will of R. D. Dobson, deceased, and The First National Bank of Greenville as Trustee by appointment in said will, in the State aforesaid, in consideration of the sum of One Dollar and in compliance with the terms of the will, the consideration herein being acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Virginia Dobson Dillard and her heirs and assigns:

A one-fourth undivided interest in and to all those certain lots or parcels of land and improvements thereon, situate, lying and being in the Town of Greer, Chick Springs Township, Greenville County, State of South Carolina, more particularly described as follows:

Lot No. 1, on the corner of Trade and Randall Streets, having the following courses and distances: Beginning at a point on Randall Street in the center of the Western brick wall of the Bearden brick building, and running thence with the center of said brick wall its entire length and on N. 12.15 W. 68 feet to a point; thence N. 77.15 E. 66 feet to an iron pin; thence N. 12.15 W. 32 feet to an iron pin; thence S. 77.15 W. 142 feet to an iron pin on Trade Street, corner of W. P. Duncan lot; thence with Trade Street, S. 12.15 E. 100 feet to the point of intersection of Trade and Randall Streets; thence N. 77.15 E. approximately 76.2 feet to the point of beginning.

Reference is hereby made to the deed of W. P. Duncan to J. C. Cunningham and R. D. Dobson, recorded in Deed Book 49, page 478, R. M. C. Office for Greenville County.

Lot No. 2, on Mosteller Place Street, identified as the C. & D. Chevrolet garage building, having the following courses and distances: Beginning on corner of Lot No. 4, and runs thence S. 59.30 E. 119.7 feet to edge of sidewalk; thence S. 33.15 W. 55 feet to corner of Lot No. 2; thence N. 60.15 W. 119 feet to the line of the Old Church property; thence along this line N. 30.30 E. 55 feet to the beginning corner, and being designated as Lot No. 3 on a plat of the E. D. Green property by W. A. Christopher, Surveyor, dated April 8, 1925.

Reference is hereby made to the deed of George W. Few to R. D. Dobson as recorded in Deed Book 106, page 454, R. M. C. Office for Greenville County, and also to the deed of R. D. Dobson to J. C. Cunningham as recorded in said office.

LOT NO. 3, on West Poinsett Street (formerly Emma Street) known as the Hutchings home place and having the following courses and distances: Beginning at the intersection of Miller Street and West Poinsett Street, and runs thence S. 15½ W. 200; thence 74½ E. 200 feet; thence N. 15½ E. 200 feet; thence with West Poinsett Street, N. 74½ W. 200 feet to the beginning corner, LESS therefrom the lot conveyed to T. E. Smith by deed recorded in the R. M. C. Office for Greenville County.

Reference is hereby made to the deed of The Town of Greer to R. D. Dobson as recorded in Deed Book 171, page 454, R. M. C. Office for Greenville County.

It is specifically understood that this deed conveys only a One-fourth undivided interest in and to the real property herein described.