

## TITLE TO REAL ESTATE

48702 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA.

WHEREAS by Deed dated October 31, 1941 and recorded in the Office of the Register of Mesne Conveyance for Greenville County on December 18, 1941 in Book-240, page 239 Fidelity Company, Inc. a corporation under the laws of the State of South Carolina conveyed the property hereinafter described to Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell as Executors under the Will of Joseph W. Barnwell deceased, Joseph W. Barnwell, Jr. and Harriott B. Phelps in the following proportions to-wit: an undivided thirty-eight forty fourths ( $38/44$ th) interest to Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell as Executors under the Will of Joseph W. Barnwell deceased, an undivided three forty fourths ( $3/44$ th) interest to Joseph W. Barnwell, Jr. and an undivided three forty fourths ( $3/44$ th) to Harriott B. Phelps said conveyance being made in full and complete satisfaction of a mortgage and notes secured thereby given by M. T. Wharton to Joseph W. Barnwell and South Carolina Historical Society and recorded in the R. M. C. O. for Greenville County, in mortgages Volume 181 at page 131 which mortgage and notes were then owned by the said grantees in the proportion stated above and

WHEREAS the said Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell as Executors aforesaid have fully administered the said Estate and are now prepared to wind up the said Estate and obtain their discharge of the Executors of the aforesaid and

WHEREAS under the Will of the said Joseph W. Barnwell deceased, which was duly admitted to Probate in the Probate Court for Charleston County on June 11, 1930, two-thirds ( $2/3$ rds) of the residue of the said Estate of which the undivided interest in the lands hereinafter described is a part was devised and bequeathed to the said Harriott B. Phelps and to the said Joseph W. Barnwell, Jr. to be equally divided between them and one-third ( $1/3$ rd) of the said residuary estate was devised and bequeathed to the said Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell as Trustees for Charles E. Barnwell under certain trusts as set forth in said Will

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that we Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell as Executors under the Will of Joseph W. Barnwell deceased in consideration of the premises and in the exercise of the powers vested in us as Executors under the Will of Joseph W. Barnwell deceased and of all other powers us thereunto enabling have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto Harriott B. Phelps, Joseph W. Barnwell, Jr. and Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell as Trustees for Charles E. Barnwell under the Will of Joseph W. Barnwell deceased, in equal shares all of our undivided right title interest and estate of in and to

All that piece, parcel or lot of land situate, lying and being in Ward One of the City of Greenville, County and State aforesaid, at the intersection of Buncombe and Richardson Streets, and being known and designated as Lot No. 5 of the property of M. J. Wharton, plat recorded in Plat Book "F", page 87, R. M. C. Office for Greenville County, and more particularly described as follows:

Beginning at an iron pin, southeast corner of the intersection of Buncombe and Richardson Streets, and running thence with Buncombe Street, S. 33-25 E. thirty-eight (38) feet, nine and one-half ( $9\frac{1}{2}$ ) inches to an iron pin in the center of a 12 inch wall, joint corner of Lots No. 4 and 5; thence with center line of said wall, S. 22-20 W. sixty-six (66) feet to an iron pin on an 8 foot alley; thence with said alley, N. 33-25 W. thirty-five (35) feet, six (6) inches, more or less, to an iron pin on the Eastern side of Richardson Street; thence with Richardson Street, N. 20-00 E. sixty-seven (67) feet, eleven and one-half ( $11\frac{1}{2}$ ) inches more or less, to the beginning corner.

Also all its right, title and interest in and to that strip of land in the rear of Lot No. 5, being a portion of what formerly constituted an alley, and being shown as parcel A on amended plat of Wharton property made July 14, 1934, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at page 249, and having the following metes and bounds, to-wit:-

Beginning at an iron pin on the East side of Richardson Street at the Southwest corner of Lot No. 5, and running thence with the rear line of said lot, S. 33-25 E. Thirty-five (35) feet six (6) inches, more or less, to an iron pin at joint rear corner of Lots Nos. 4 and 5; thence S. 22-20 W. Four (4) feet eleven and three-fourths ( $11\frac{3}{4}$ ) inches to a point in the center of what formerly constituted an alley; thence with the center of said strip that formerly constituted an alley but has now been closed, N. 33-25 W. Thirty-five (35) feet six (6) inches, more or less, to an iron pin on the East side of Richardson Street; thence along the East side of Richardson Street, N. 20-00 E. Four (4) feet eleven and three-fourths ( $11\frac{3}{4}$ ) inches to the beginning corner.

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 said Premises unto the said Harriott B. Phelps, Joseph W. Barnwell, Jr. and Joseph W. Barnwell, Jr. and Nathaniel B. Barnwell as Trustees for Charles E. Barnwell under the Will of Joseph W. Barnwell deceased, their Heirs successors and