

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Benjamin A. Morgan, Jr.,

in the State aforesaid,  
in consideration of the sum of  
Seven Thousand Eight Hundred and (\$7850.00) fifty----- Dollars

to me in hand paid  
at and before the sealing of these presents by  
James W. Hubbard and Helen M. Hubbard

(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  
James W. Hubbard and Helen M. Hubbard, their heirs and assigns,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.  
and more particularly described, as follows:

Beginning at an iron pin on the North side of Warner Street, at the Southeast corner of lot No. 2, which pin is 170 feet from the East side of McDaniel Avenue, and running thence along the line of lots 2 and 1, N. 9.35 E. 165 feet to an iron pin in line of property of Donaldson Estate; thence along the line of property of the Donaldson Estate S. 81.15 E. 65 feet to an iron pin at the Northwest corner of Lot No. 38; thence along the line of lot No. 38 S. 9.35 W. 165 feet to an iron pin on the North side of Warner Street, the Southwest corner of lot No. 38; thence along the North side of Warner Street, N. 81.15 W. 65 feet to the beginning corner and being lot No. 39 as shown by plat recorded in Plat Book H, page 163. See deed recorded in Deed Book 212 page 248.

Taxes for the year 1945 to be prorated; purchaser provides own insurance.

It is understood and agreed that the house furnishings now in the dwelling on said premises, belong to the grantor; that the premises are occupied by a tenant and so long as said tenant occupies the same the rent therefor shall be divided, one third to the grantor and two thirds to the grantee; that upon the tenant vacating, the grantor may remove therefrom all said house furnishings.