

point being 85.4 feet South of Maloy Street) and running thence along Valentine Street North 23-42 West Forty-two and 4/10 feet to the line of a lot conveyed to H. B. Smith; thence along the Smith line Eighty-four and 9/10 feet to the line of the lot of J. V. Croskeys, at an iron pin on said line Thirty-five and 3/10 feet from Emma Smith lot; thence along the line of J. V. Croskeys' lot in a Southeasterly direction Thirty-five and 3/10 feet to the said Emma Smith line; thence along her line Southwesterly One Hundred Three feet, more or less, to the point of beginning on Valentine Street. This is the same lot of land heretofore conveyed to Mattie D. Croskeys by deed of Jessie D. Webster, dated March 19, 1940, and recorded in Deed Book 219 at page 239 in the Office of the R. M. C. for Greenville County, reference to which deed is hereby made as a part of this description.

8. All that certain lot of land situate, lying and being just outside the corporate limits of the City of Greenville, County and State aforesaid, and being known and designated as Lot Number Five of Block "D" as shown on a map or plat of Sterling Annex, which map or plat is of record in the R. M. C. Office in Plat Book "C" at page 81, reference to which is hereby made; said lot of land being described by metes and bounds, as follows, to wit:

Beginning at a stake on the Northwestern side of Minus Street (said point of beginning being 250 feet from the corner of Valentine Street), and running thence along Minus Street North 47-45 East Fifty feet to the corner of Lot No. Six; thence along the line of Lot Six North 44-50 West One Hundred Fifty and 4/10 feet to a stake; thence South 47-45 West Fifty feet to a stake; thence along lot No. Four South 44-50 East One Hundred Fifty and 5/10 feet to the beginning point on Minus Street. This is the same lot of land heretofore conveyed to Mattie D. Croskeys by deed of E. Inman, Master, dated June 7, 1932, and recorded in Deed Book 242 at page 201 in the office of the R. M. C. for Greenville County, reference to which deed is hereby made as a part of this description.

All the property above described, and conveyed by this deed was owned by Mrs. Mattie D. Croskeys, late of Greenville County, South Carolina, who departed this life on April 26, 1943, leaving her last Will and Testament which is recorded in the office of the Judge of Probate for said County and State in Will Book "T" at page 360, the papers and proceedings in said estate being filed in said office in Apartment No. 463, No. 24. Under the Third Article of said Will the said property was devised to Mrs. Henrietta Sydnor, a sister of Mrs. Mattie D. Croskeys, to her neices, Henrietta Sydnor, Rebecca Sydnor, Jarriett Sydnor, Elizabeth Ford and Mattie Ford, and to her nephews, DeVeaux Sydnor and G. Thomas Ford. The said G. Thomas Ford departed this life on 17th day of Dec. 1943, leaving of force his last Will and Testament under and by which he devised all his property to his wife, Mrs. Ella W. Ford. The Will of G. Thomas Ford is proved and filed in the office of the Judge of Probate for Georgetown County, State aforesaid, and a certified copy of the same is filed and recorded in the office of the Judge of Probate for Greenville County in Will Book "T" at page x.

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 premises before mentioned unto the said W. O. Groce and his heirs and assigns forever.

AND we do hereby bind ourselves and our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said W. O. Groce and his heirs and assigns against ourselves and our heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our hands and seals this the 27th day of June, A. D. 1945.

Mrs. Henrietta Sydnor (SEAL)