

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Walter S. Griffin, Jr.

in the State aforesaid.
in consideration of the sum of Seventeen thousand five hundred no/100 DOLLARS,

to me paid by Alwin Realty Company, a corporation

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 Alwin Realty Company, a corporation

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

in the City of Greenville, on the south side of Utility (Cagle) Street, known and designated as Lot No. 4 of the property of E. G. Mallard according to plat of record in R. M. C. Office for Greenville County in plat book E, page 207, having the following metes and bounds, to-wit;

Beginning at a point on the south side of Utility Street, 130 feet east from River Street and at the north-east corner of Lot No. 3, and running thence with line of Lot No. 3 in a southerly direction 95 feet, more or less, to center of spur track; thence along the center of said track in an easterly direction 40 feet to corner of Lot No. 5; thence along line of lot 5 in a northerly direction 95 feet, more or less, to pin on the south side of said Utility Street; thence along the south side of said street in a westerly direction 40 feet to beginning.

Together with all my right, title and interest in and to the right of way and industrial railway spur track situate immediately to the rear of the lot hereinabove described.

This conveyance is subject to a one-half interest in the west wall of the building situate upon the above described premises.

The above described lot of land is the same conveyed to the grantor herein by B. T. Witcher by deed dated October 2, 1945, recorded in book 281, page 93.

Also that piece, parcel or lot of land in Greenville Township, Greenville County, South Carolina, on the east side of River Street, in the City of Greenville, and described as follows:

Beginning at a point in the center of a railroad spur track, 170 feet from River Street, and running thence S. 61-45 E. 72.8 feet to a point in center of said spur track; thence S. 52-58 E. 102.5 feet to a point in center of said spur track; thence N. 63-53 E. 24.2 feet, more or less, to an iron pin in center of railroad right-of-way; thence N. 21-10 W. 275 feet to point; thence N. 37-32 W. 80 feet, more or less, to a point on line of Lots Nos. 7 and 8; thence with joint lines of Lots Nos. 7 and 8, S. 35-10 W. 90 feet, more or less, to a point in Utility Street; thence with Utility Street in a northwesterly direction 70 feet to River Street; ~~thence with Utility Street S. 61-45 E. 170 feet to corner of Lot No. 1;~~ thence with River Street in a southwesterly direction 45 feet to corner of Lots Nos. 4 and 5; thence along the joint line of Lots Nos. 4 and 5, 95 feet to the beginning corner as will appear

by reference to plat of Dalton & Neves, dated November 1932, recorded in Plat Book H, page 211.

Subject, however, to the rights of the City of Greenville to the street shown on said plat as Utility Street, being the same lot of land conveyed to the grantor herein by Ben C. Thornton as Receiver, by deed dated September 29, 1941, recorded in book 237, page 382.