

TITLE TO REAL ESTATE—G. T. 204

STATE OF SOUTH CAROLINA, }

Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That Franklin National Life Insurance Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One Hundred Eighty-two Thousand Five Hundred & No/100 - (\$182,500.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Realty National Co.

All those three certain pieces, parcels or lots of land situate, lying and being on the North side of West Washington Street, in Ward One of the City of Greenville, State of South Carolina, and being known and designated as Lots Nos. 10, 11 and 12 on a Plat of property of J. I. Westervelt, prepared by R. E. Dalton, Engineer, in December 1919, and revised in December 1924, which lots are described together as follows:

BEGINNING at an iron pin on the North side of West Washington Street, at joint corner of Lots Nos. 9 and 10, which point is 42 feet and 6 inches in a Westerly direction from the West side of Laurens Street, and running thence with the joint line of said Lots N. 22-39 E. 90 feet to a stake on a 10 foot alley; thence with said Alley and with the Southern line of Lot No. 7, N. 68-06 W. 59 feet, 10½ inches, to an iron pin on line of Hotel property; thence with the line of said property S. 22-51 W. 10 feet to a stake; thence with the line of said Hotel property N. 68-06 W. 1 foot, 7 inches, to a stake on line of other property of J. I. Westervelt; thence with said line S. 21-49 W. 80 feet to an iron pin on the North side of West Washington Street; thence with said Street as the line, S. 68-06 E. 60 feet and one-half inch to the beginning corner.

Subject however, to the easement for light and air heretofore granted by A. C. Walker to The Peoples National Bank of Greenville, S. C., by instrument dated February 21st, 1925, recorded in the R. M. C. office for Greenville County in Deed Book Vol. 100 at page 415.

Subject also to the obligations, terms and provisions of a lease given by the Franklin National Life Insurance Company to The Peoples National Bank of Greenville, S. C. dated the 20th day of November 1944, and recorded in the R. M. C. office for Greenville County, S. C. in Deed Book Vol. 286, page 133. The grantee shall be responsible for all obligations of the lessor under said lease and entitled to all rentals and benefits thereunder from February 1st, 1946.

The foregoing is the same property conveyed to the grantor by R. M. Caine by his deed dated May 26, 1936, recorded in Deed Book 184, page 161, R. M. C. office for Greenville County.

Insurance, taxes and rents shall be pro rated as of February 1st, 1946.