

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS that I, L. O. Patterson, as trustee for the holders of the three mortgages hereinafter mentioned, in consideration of the sum of six thousand, eight hundred and twenty-five dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto Modern Industries, a corporation chartered under the laws of said state, all that certain lot, piece or parcel of land situate, lying and being in said state and county, in the Fifth Ward of the City of Greenville, having the following metes and bounds, to-wit: Beginning at a stake on the southwest corner of River Street and Bacot Alley and running thence along said alley approximately N. 63 W. 2.42 chains, more or less, to the corner of said Bacot Alley and an alley separating the lot hereby conveyed from land of the estate of Abner G. McKinney, deceased; thence along said last mentioned alley approximately S. 49½ W. 1.43 chains, more or less, to a stake on the corner of the W. Louis Simpson lot conveyed to said grantee by L. O. Patterson, as executor, by deed dated August 5, 1943, and recorded in the office of the Register of Mesne Conveyances for said county in Book 255, page 274; thence along the line of grantee's said lot S. 56 ¾ E. 59 links, more or less, to a stake; thence (still along said Simpson line) S. 75 E. 2.43 chains, more or less, to a stake on River Street; thence along River Street N. 26½ E. 90 links more or less, to the beginning corner, containing 32/100 of an acre, more or less; being "Lot 71-1-23" on the "Block Book" of said City, on file in the office of the Auditor of said County; the true intent and operation hereof being to convey all the right, title, interest, estate, claim and demand whatsoever in said premises conveyed to me as trustee by Jones McCrorey on August 29th, 1940, by deed recorded in said Register's Office in Book 225, page 130, subject to three mortgages dated March 11, 1920, executed by M. C. Dowling (A) to Mrs. Margaret M. Strader, (B) to L. O. Patterson, as executor of the will of Miss Jessie M. Markley, and (C) to Miss C. M. Croft, and recorded in said office in Book 85, at pages 165, 166 and 167, respectively; the first and third of said mortgages having been assigned to Miss Charlotte M. Stoney. It is understood and agreed that said grantee assumes the payment of all taxes on said premises for the year 1946.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and its successors and assigns forever.

Witness my hand and seal, this 13th day of February in the year of our Lord one thousand, nine hundred and forty-six and in the one hundred and seventieth year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

F. B. Massingale
Patrick C. Fant

L. O. Patterson (L. S.)
as trustee for Charlotte M. Stoney
and the estate of Miss Jessie M. Markley,
deceased.

The State of South Carolina,
County of Greenville.

Personally appeared before me F. B. Massingale and made oath that he saw the within named L. O. Patterson, as trustee, sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant, witnessed the execution thereof.

Sworn to before me, this 15th
day of February, A. D. 1946.

F. B. Massingale.

Patrick C. Fant (L. S.)
Notary Public for South Carolina.

S. C. Stamps \$14.00
U. S. Stamps \$ 7.70

Recorded March 4th, 1946 at 11:52 A. M. #3559 BY:E.G.