

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, James F. Davenport as Trustee for Wm. R. Timmons and Wm. R. Timmons and Eva McDonald Timmons

.....in the State aforesaid.....
in consideration of the sum of Ten Thousand (\$10,000.00).....
.....DOLLARS,

to them paid by James F. Davenport

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 James F. Davenport All the right, title and interest of Wm. R. Timmons in, and to the same being an undivided one-half interest and all the interest of Eva McDonald Timmons, in

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and in the City of Greenville;

BEGINNING on the South side of Pendleton Street at the Northeast corner of lot of Southern Railway, approximately one hundred and twenty-three (123) feet of the main line of the Southern Railway and running thence in an Easterly direction along Pendleton Street ninety-two (92) feet to a pin; thence in a line perpendicular to Pendleton Street in a Southerly direction one hundred (100) feet to a pin; thence in a line parallel with Pendleton Street, Westerly approximately ninety-two (92) feet to a point in the Eastern boundary line of Southern Railway property; thence in a Northerly direction along the property line of Southern Railway approximately one hundred (100) feet to the beginning corner.

The intention of this deed is to convey, and the Grantors do hereby convey all the interest of Wm. R. Timmons both legal and equitable in the above described land and premises which he has under the deeds by Central Realty Corporation to James F. Davenport as Trustee dated October 30, 1933, recorded in Deed Book 172, Page 120, and to James F. Davenport as Trustee by Wm. R. Timmons, October 16, 1941, recorded in Deed Book 238, page 186, and whatever legal title which said Wm. R. Timmons has by or from whatever source. The land herein conveyed is a part of the lands described in said deeds to James F. Davenport as Trustee.

Also the grantors hereby assign, sell and set over unto James F. Davenport all the interest of Wm. R. Timmons in the Rental Contracts made to Southern Oil Stores, Inc. an Alabama Corporation including that Lease executed by James F. Davenport, Wm. R. Timmons and H. K. Towmes, dated September 13, 1946, as well as the former lease unto said Southern Oil Stores.

All of said records and deeds are recorded in the R. M. C. Office for said Greenville County.

The Grantors do hereby establish an Easement or drive way ten feet wide between the lot herein conveyed and the remaining part of said land, mentioned in the said deeds, known as the Shuman and Ashmore lots, which drive way shall remain open for the use of both lots, but the same is cut from the remainder of the Ashmore lot not herein conveyed, being the same Easement and drive way described in the Lease with Southern Oil Stores, Inc. dated September 13, 1946.

The Grantor, Eva McDonald Timmons acquired title to a part of the above described land by deed from James F. Davenport, Trustee, recorded in Deed Book 210, at page 254, and she joins in this deed to convey her interest in the above described land.

NOTICE TO THE PUBLIC: THIS DEED IS FILED FOR RECORD IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA, ON SEPTEMBER 13, 1946.