

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That We, Paul G. Cushman and Freddie C. Charlotte,

in the State aforesaid

in consideration of the sum of One Hundred Thousand (\$100,000.00)

DOLLARS,

to us paid by C. A. Herlong

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 C. A. Herlong:

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

being located partly within the corporate limits of the City of Greenville but mostly without and being situate at the Northeast corner of Rutherford and Randall Streets and being commonly known and referred to as lots Nos. 1, 2, 3 and the greater part of Lot No. 4 of Section A of the Stone Land Company as shown on plat recorded in Plat Book "A", page 341 and having the following metes and bounds:

Beginning at an iron pin at the Northeast corner of the intersection of Rutherford and Randall Streets and running thence along and with the East side of Rutherford Street, N. 1-22 E. 283 feet to an iron pin in line of Lot, now or formerly of Dr. J. E. Shaw; thence with his line S. 82-35 E. 200 feet, more or less, to an iron pin on the West side of an alley; thence with said Alley, S. 1-22 W. 272 feet to an iron pin on the North side of Randall Street; thence along and with the North side of said Street, N. 82-30 W. 200 feet to the beginning.

The greater portion of the above property was conveyed to us by E. Inman, Master, by deed dated July 21, 1937 and recorded in Deed Book 159, at page 449 and also see the deeds referred to therein and a portion of same is included in deeds recorded in Deed Book 170, at pages 135 & 136 and Deed Book 128, at page 252, and Deed Book 180, at page 481, and this conveyance is subject to the restrictions contained in the last mentioned deed in so far as said deed affects the property described therein. A smaller portion of the above was conveyed to Paul G. Cushman by Lena W. Stone by her deed dated September 7, 1936 and recorded in Deed Book 187 at page 152 and Paul G. Cushman, subsequently conveyed a one-half (1/2) interest in said small strip to Freddie C. Charlotte by deed dated October 21, 1936 and recorded in Deed Book 186, at page 116. Another portion of the property was conveyed by Harriet M. Stone, Trustee, to Paul G. Cushman by deed dated September 17, 1936, and recorded in Deed Book 188, at page 114 and Paul G. Cushman, subsequently conveyed a one-half (1/2) interest in said portion to Freddie C. Charlotte by deed dated October 21, 1936, and recorded in Deed Book 186, at page 116.

There is situate on the above described property an Apartment Building known as Randall Court Apartments together with a smaller apartment lying North of the larger apartment and also a brick store building lying North of the smaller apartment. This conveyance is subject to a certain party-wall agreement between the grantors and J. E. Shaw executed in October, 1945, wherein the said J. E. Shaw was granted the privilege of using or tying to the Northern wall of the above brick store referred to. This conveyance is also subject to any and all outstanding leases in favor of tenants now occupying the buildings situate on the above described property. It is the intention of the grantors by this deed to convey to the grantee all of the property they own lying on the East side of Rutherford Street and on the North side of Randall Street.

The grantee is to pay all 1947 taxes.