

Title to Real Estate by a Corporation—Prepared

Fant, Attorneys at Law, Greenville, S. C.

State of South Carolina,

County of GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS That SHIVES-HUGHES REALTY CO.

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 Seventy-Five Hundred-----
(\$7500.00)-----dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 James W. Poag, his Heirs and Assigns, forever:

All that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the West side of West Fairview Avenue, in that area recently annexed to the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 21 on Plat of Druid Hills, made by Dalton & Neves, Engineers, January, 1947, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "P", Page 113, and having according to said Plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of West Fairview Avenue, at joint front corner of Lots 20 and 21, said pin being .571.5 feet South from the Southwest corner of the intersection of West Fairview Avenue and West Hillcrest Drive and running thence with the line of Lot 20 S. 79-55 W. 107 feet; thence along the line of Lot 5 S. 10-12 E. 85.7 feet to an iron pin; thence with the line of Lot 22 N. 62-27 E. 119 feet to an iron pin on the West side of West Fairview Avenue; thence with the West side of said Avenue N. 17-50 W. 50 feet to the beginning corner.

The Grantee is to pay 1948 taxes.

This property is conveyed subject to the restrictions and protective covenants applicable to Druid Hills which are of record in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 309, Page 15.