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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)TITLE TO REAL ESTATE
OLIE FARNSWORTH
R. M. C.

WHEREAS, Elliott O. Groce died testate in the County of Spartanburg, South Carolina, and by his Last Will and Testament, gave his wife, Esma D. Groce a life estate in the real estate hereinafter described, without making any provision as to the remainder; and

WHEREAS, at the time of his death he left living as his heirs-at-law his widow, Esma D. Groce, Homer W. Groce, Jr., Nolan A. Groce, Ruth Groce Verner and Carolyn Groce Gresham, nephews and nieces, being the children of a predeceased brother, Homer W. Groce, and Lethco A. Groce, a brother who has since died in the County of Spartanburg and by his Will devised his entire estate to his wife, Meta B. Groce, and also the said Elliot O. Groce left him surviving a brother, J. Edgar Groce, who died intestate on January 7, 1948, leaving as his sole heirs-at-law his wife, Bessie T. Groce, and his sons, John E. Groce and A. Ben Groce, and the said Elliot O. Groce also left surviving him a brother, J. Cova Groce, one of the Grantors herein, and a sister, Ella Groce Hammond, one of the Grantors herein. A sister, Vera Groce Cantrell, predeceased the said Elliot O. Groce but left no children surviving her; and

WHEREAS, it is the desire of the parties who now own the real estate below described to partition and sell same, all of the parties hereto being sui juris.

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS, That we, Esma D. Groce, Individually, and Homer W. Groce, Jr., Ruth Groce Verner, Carolyn Groce Gresham, Meta B. Groce, Bessie T. Groce, John E. Groce, A. Ben Groce, and Ella Groce Hammond, by their duly qualified Attorneys-in-Fact, J. Cova Groce and Nolan W. Groce, and J. Cova Groce and Nolan W. Groce, Individually, of the County of Spartanburg, in the State of South Carolina, in consideration of the sum of Six Thousand (\$6,000.00) Dollars to us in hand paid at and before the sealing and delivery of these presents by Mrs. Irene Young Long (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 Mrs. Irene Young Long, and her Heirs and Assigns forever, the following described real estate:

All that certain lot, piece or parcel of land located near the City of Greenville, State and County aforesaid, known and designated as Lot "B" on Plat No. 24 of properties of A. B. Groce Estate as compiled by Gooch & Taylor, Surveyors, July 22, 1942, and recorded in the R. M. C. Office for Greenville County In Plat Book O at page 165, the said lot, piece or parcel of land being more particularly described as follows: Beginning at a point on the North side of Gilreath Street on the Eastern edge of Southern Railway Right-of-Way (which Right-of-Way extends 100 feet Eastward from the center of Southern Railway tracts) and running thence along and with the Eastern edge of said Right-of-Way a distance of 400 feet

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