

TITLE TO REAL ESTATE BY A CORPORATION

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MAY 16 9 45 AM '69

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. C.

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COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that S & M Real Estate Co., Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of Ten and No/100 (\$10.00)
and other valuable consideration Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto

C. S. MARTIN AND C. B. MARTIN, JR., their heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being on the eastern
side of Alameda Street in the City of Greenville, Greenville County, South Carolina, being
the southern portions of Lots 65-74, as shown on plat entitled "Property of J. H. Sitton
and W. R. Crossfield" dated December, 1965, recorded in Plat Book LLL, Page 122, and having,
according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Alameda Street, which iron pin is located
209.2 feet from the southeastern corner of the intersection of Alameda Street and Hilton
Street, and running thence with Alameda Street S. 34-41 W. 170 feet, more or less, to a
point in the center of a branch; thence with the branch as the line, the traverse of which
is N. 64-17 E. 352.6 feet to a point in the center of said branch; thence leaving said
branch and running N. 16-14 W. 122 feet, more or less, to an iron pin in the eastern
boundary line of Lot No. 74; thence S. 73-46 W. 208.1 feet to an iron pin; thence S. 68-00 W.
196.4 feet to an iron pin on the eastern side of Alameda Street, being the point of beginning.

Subject to existing easements, restrictions and rights-of-way upon or affecting said property.

For derivation of title to this property, see deeds recorded in the Greenville County
R. M. C. Office in Deed Book 598, Page 50; Deed Book 607, Page 428; Deed Book 788, Page
408; Deed Book 788, Page 515; and Deed Book 805, Page 125.

For True Consideration See Affidavit
Book 31 Page 131

County Stamps Paid \$ 2.75
See Act No.380 Section 1



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee(s)'s heirs or successors against the grantor and its successors and against every person
whosoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 14th day of May 1969.

SIGNED, sealed and delivered in the presence of:

S & M REAL ESTATE CO., INC. (SEAL)
A Corporation
By: *J. H. Sitton*
President
Secretary

[Handwritten signatures]

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he,
with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of May 1969

[Signature] (SEAL)
Notary Public for South Carolina.

[Signature]

My commission expires: 7/26/77

RECORDED this 16 day of May 1969 at 9:45 A. M. No. 27450

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