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State of New York) 325

County of New York.) KNOW ALL MEN BY THESE PRESENTS; That American Cigar Company a corporation chartered under the laws of the State of New Jersey for and in consideration of the sum of One dollars ($1.00) to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named, and other good, valuable and sufficient consideration, the receipt of all which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Seidenberg & Company a corporation chartered under the laws of said State of New Jersey, all that certain piece, parcel or lot of land situate, lying and being in the Fourth Ward of the City of Greenville in the County of Greenville, and State of South Carolina, fronting on the north side of East Court Street, between Main Street and Fall Street described as follows, to wit:-

Beginning at a stake on Court Street and running thence N.17½ E.along line of lot formerly belonging to Mrs. Ann E.Marshall and conveyed by her to J.O. Westfield and J.H.Cleveland and by them to Carpenter Bros. one hundred and thirty seven (137) feet to an alley in the rear fifteen and one half (15½) feet wide; thence South 72½ E.along said alley ninety two (92) feet to a stake on line of lot formerly belonging to Ferguson & Miller and now belonging to Thos.B.Whitmire; thence S.17½ W.along said Whitmire lot one hundred and thirty seven (137) feet to a stake on said Court Street; thence N.72½ W.along said Court Street ninety two (92) feet to the beginning corner; this being the same lot of land conveyed to American Cigar Company by Greenville Improvement Company by deed bearing date August 20, 1907, and recorded in the office of the Register of Mesne Conveyances for Greenville County in Deed Book XXX page 6;

TOGETHER with all and singular the buildings, rights, members, hereditaments and appurtenances to the said premises belonging or in anywise appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the grantee hereinabove named and its successors and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named and its successors and assigns against itself and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.