

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

Whereas, Edith E. Jones did convey to Guy B. Jones by fee simple deed dated June 1, 1946, and recorded in Deed Book 292, page 289, R. M. C. Office for Greenville County, the premises described below, and

Whereas, some question has arisen regarding the title of Guy B. Jones to the Northwest portion and the Southwest portion of the lot hereinafter described, due to the realignment and recouring of Greene Avenue Extension (formerly Melrose Avenue), which realignment and recouring of said street occurred prior to 1921, and,

Whereas, the J. P. Stevens & Co., Inc., successors in title to all real estate formerly owned by Dunean Mills, Inc. is the sole abutting property owner having any possible right title, claim or interest in and to the above described portions of the property in question,

STATE OF SOUTH CAROLINA, }
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That J. P. Stevens & Co., Inc.

a corporation chartered under the laws of the State of Delaware and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of One & no/100 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 Guy B. Jones

All that piece, parcel or lot of land near the City of Greenville, Greenville Township, State and County aforesaid, on the East side of Green Avenue Extension in that subdivision known as the Melrose Land Company being known and designated as Lot No. 1 on Plat of property of C. E. Cook and W. J. Goodlett, prepared by R. E. Dalton, Engineer, September 1921, and recorded in Plat Book F, page 12, R. M. C. Office for Greenville County, S. C., and being a portion of Lot No. 10, Block F, on Plat of Melrose Land Company, which Plat is recorded in above office in Plat Book A, at page 157, and having the following metes and bounds, to-wit:

Beginning at a point on the National Highway (Green Avenue Extension), which point is the Northeast corner of intersection of unnamed Street at the said National Highway, and running thence with said Highway N. 31-03 E. 40 feet; thence S. 12-40 E. 188.5 feet to a point on the North side of Tremont Avenue; thence with Tremont Avenue S. 59-0 W. 50.2 feet; thence along a street unnamed N. 6-11 W. 174.4 feet to the beginning corner.