

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,  
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, W. G. Serrine

in the State aforesaid,  
in consideration of the sum of  
Three Thousand and no/100 Dollars

to me in hand paid  
at and before the sealing of these presents by G. Taft Joseph

(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  
G. Taft Joseph

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in the City of Greenville, at the intersection of East Stone Avenue and Miller Street, and a new Street known as the Highway By-Pass, being what now remains of Lot No. 34 of Section I, as shown on the plat of Stone Land Company, which is recorded in Plat Book A, page 337, in the office of R. M. C. for Greenville County, conveyed to me by Stone Land Company, June 25, 1909, deed recorded in Book XXX page 76. The original lot with others was conveyed by me to George W. Serrine, Aug. 20, 1936, deed recorded in Book 104 page 190, and reconveyed to me by J. E. Serrine, Aug. 26, 1930, deed recorded in Book 152, page 299, and by Nana McL. Serrine, Feb. 26, 1936, deed recorded in Book 186, page 7. I have given part of the original triangular lot for street widening and the City of Greenville condemned another portion for the right of way of the highway by-pass. The land now conveyed by this deed is shown on plat made by Dalton & Neves, March, 1947, and is described as follows:

BEGINNING at a stake at the corner of Miller Street and running thence with the Highway by-pass S. 59-56 E. 48 feet; thence with the by-pass S. 55-28 E. 48 feet; thence N. 35-37 E. 7.5 feet; thence continuing with the by-pass S. 50-28 E. 37 feet to an old right of way set down on the plat as an alley; thence S. 48-19 W. 159.1 feet to Spartanburg Street; thence with Spartanburg Street, N. 89-32 W. 64.7 feet to Miller Street; thence with Miller Street, N. 20-19 E. 179 feet to the beginning corner.

Also, in addition to the above, but without warranting any title thereto, I convey to the said G. Taft Joseph any right, title or interest which I may have had or now have in the alley above referred to and which is shown on the plat as being the southern boundary of the lot.

Taxes for 1947 to be paid by grantee herein.

Also, while I have asserted no claim thereto I convey hereby, without warranty all of my right, title and interest to an irregular triangular piece of land on the south side of Spartanburg Street as Miller Street as shown on the above plat. The long side thereof is shown as being 59.2 feet, the other sides measuring 23.5 feet and 40 feet respectively.

By the above description I have evidenced my intention of conveying by this deed all that I have ever owned of the lot No. 34, Block I, not heretofore conveyed to any person or corporation.