

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, J. R. Gaines

in the State aforesaid,
in consideration of the sum of

Twenty One Thousand One Hundred (\$21,100.00) Dollars

to me in hand paid
at and before the sealing of these presents by

Harper Brothers, Inc.,

(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
Harper Brothers, Inc., its successors and assigns forever

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

on Hammond Street in the City of Greenville, and known and designated as Lot No. 40 according to plat of property of Thos. M. Walker Company, which plat is recorded in the R.M.C. Office for Greenville County, in Plat Book "E", page 146, reference to the same being craved for a more complete description; said lot having the following metes and bounds, to-wit:

Beginning at a point on the corner of Chicora and Hammond Streets, and running thence with Hammond Street, 52.25 feet; thence with joint line of lots Nos. 40 and 41, 100 feet; thence 51.54 feet to a point on Chicora Street; thence with Chicora Street, 100 feet to the beginning corner. This is the same property conveyed to J. R. Gaines by Marsmen, Inc., by deed dated September 12, 1945, recorded in the R. M. C. Office for Greenville County, in Deed Book 280, page 201.

ALSO: All that lot of land situate, lying and being on the Northwest side of Chicora Street, in the City of Greenville, County of Greenville, State of South Carolina, shown as Lot No. 44 on Plat of property of Thos. M. Walker Company, recorded in the R. M. C. Office for Greenville County, in Plat Book "E", page 146, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northwest side of Chicora Street, at corner of Lots Nos. 40 and 44, said pin being 100 feet in a Southwesterly direction from the point where the Northwest side of Chicora Street intersects with the Southwest side of Hammond Street, and running thence along the rear line of Lots Nos. 40 and 41, N. 36-36 W., 94.08 feet to an iron pin on the Southeast side of an eighteen-foot Street; thence with said Street, S. 50-24 W. 25 feet to an iron pin; thence with the line of Lot No. 45, S. 36-43 E. 89.45 feet to an iron pin on the Northwest side of Chicora Street; thence with the Northwest side of Chicora Street, N. 61-00 E. 25 feet to the beginning corner. This being the same property conveyed to J. R. Gaines by Surety Mortgage Company by deed dated December 11, 1945, recorded in the R. M. C. Office for Greenville County, in Deed Book 284, page 127.

ALSO: All of that lot of land on the South side of Hammond Street, in the City of Greenville, being a strip of Lot No. 41 as shown on plat recorded in the R. M. C. Office for Greenville County, in Plat Book "E", page 146, said strip fronting 2 inches on Hammond Street with a depth of 50 feet and a prolongation of said strip 10 inches by 50 feet to the rear of said lot No. 41, and being more fully described as follows:

Beginning at the South edge of an 8 inch wall of a building on the West side of Hammond St. recently constructed by Mildred H. Barton, and running thence with Hammond Street, S. 36-47 E., 2 inches to the joint corner of lots Nos. 40 and 41; thence with line of lot No. 40, S. 40-47 W., 100 feet to rear line of Lots Nos. 40 and 41; thence N. 36-36 W., 10 inches to a point; thence N. 40-47 E., 50 feet to a point in rear line of an 8 inch wall; thence with rear of said wall, 8 inches to the South edge of said wall; thence with Southern edge of said wall, N. 40-47 E., 50 feet to the beginning corner.

Together with the right and privilege of the said J. R. Gaines, his heirs and assigns, to tie in to the building of Mildred H. Barton now erected on her lot, the intention being that the Southern wall of said building shall be a party wall. J. R. Gaines by separate agreement of even date, grants to the said Barton equal rights in an 8 inch party wall to be erected by him on the strip of land 10 inches by 50 feet hereinabove conveyed. This being the same property conveyed to J. R. Gaines by Mildred H. Barton by deed dated November ---, 1945, recorded in the R. M. C. Office for Greenville County, in Deed Book 283, page 11.

Also all rights of the Grantor in a party wall agreement between J. R. Gaines and Mildred H. Barton, dated November 13, 1945, recorded in the R. M. C. Office for Greenville County, in Deed Book 282, page 376.

The Grantee assumes and agrees to pay the 1947 State and County and City taxes.