

# State of South Carolina,

Greenville County

*Know all Men by these presents, That*

I, J. H. Mauldin, of Greenville County,

MAY 13 9 2011

in the State aforesaid, in consideration of the sum of

Nine Hundred, Fifty and No/100 - - - - - (\$950.00) - - - - - Dollars

to me paid by Coke Smith, Jr. and Annie Belle Smith

in the State aforesaid, 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 Coke Smith, Jr. and Annie Belle Smith, their heirs and assigns forever:

All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the Northwest side of Berkley avenue, being known and designated as the greater portions of Lots Nos. 20 and 29 of a subdivision known as Franklin Park, according to a plat thereof prepared by W. J. Riddle, Surveyor, December 1943 and recorded in the R. M. C. office for Greenville County in Plat Book M, at page 89, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Berkley avenue at a point 10 feet Northeast from the joint front corner of Lots Nos. 19 and 20, and running thence along the Northwest side of Berkley avenue, N. 32-58 E. 65 feet to an iron pin at the corner of Lot No. 21; thence along the line of Lots Nos. 21 and 28, N. 53-10 W. 275.4 feet to a point on the Northwest side of a 10-foot alley; thence along the Northwest side of said 10-foot alley, S. 46-41 W. 65 feet to a point which is 10 feet Northeast of the rear corner of Lot No. 30; thence along the line of property heretofore conveyed by D. Frank Williams to Rebecca W. Johnson, S. 53-00 E. 292 feet, more or less, to the beginning corner; being the same lot of land conveyed to me by R. L. Pinson, Jr. by deed of even date herewith, not yet recorded.

The above description includes a 10-foot alley running along the rear line of Lot No. 29, but it is expressly understood that the grantor does not warrant the title to said alley in view of the fact that his predecessor in title has reserved the right to re-open said alley at any time.

This conveyance is subject to the same restrictions and protective covenants contained in the aforementioned deed from D. Frank Williams to R. L. Pinson, Jr.

The above described lots are shown on the Township Block Book at Sheet 163, Block 2, Lots 62 and 71, and the grantees are to pay taxes for 1950, said taxes having been pro-rated as of this date.

163-2-62 & 71

