

# State of South Carolina,

Greenville County

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GREENVILLE CO. S. C.

474 393

*Know all Men by these presents, That*

MAR 13 10 25 AM 1953

I, B. E. Geer, sole surviving director of the Franklin Real Estate and Investment Company,

in the State aforesaid, in consideration of the sum of

One and No/100 - - - - - (\$1.00) - - - - - Dollars

to me paid by Gertrude Knuckles

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 Gertrude Knuckles, her heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the north side of Spartanburg Street and the west side of Richland Creek, and having, according to a survey made by C. C. Jones on February 28, 1953, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the bridge over Richland Creek, which point is also the center of Spartanburg Street, and running thence along the center of said Richland Creek in a northwesterly direction about 25 feet to a point in a bend in said creek; thence following the meanders of said creek, the traverse line of which is N. 28-15 W. 100.8 feet to a bend in said creek; thence still along the center of said creek, N. 4-10 E. 102.7 feet to an iron pin in the center of said creek; thence continuing along the center of said creek, N. 9-10 E. 117.9 feet to an iron pin in the center of said creek in line of the property now or formerly belonging to the Stones; thence along the line of that property, N. 62-06 W. 69.5 feet to an iron pin near a large oak tree; thence continuing along the line of the Stone property, S. 47-00 W. 54 feet to an iron pin at the corner of property belonging to the Belle Rogers Estate; thence along the line of the Belle Rogers property, S. 3-30 E. 179.5 feet to an iron pin; thence S. 26-30 E. 169.3 feet, more or less, to an iron pin near the north side of Spartanburg Street; thence along the front line of the Belle Rogers property, S. 46 1/4 W. 130 feet, more or less, to an iron pin at the corner of the old Belle Rogers property; thence S. 16-36 E. 20 feet to the center of the Old Spartanburg Street; thence along the center line of Spartanburg Street, following the curvature thereof, the chord of which is N. 63-13 E. 74 feet to a point in the center of said street; thence N. 43-53 E. 54.7 feet to a point in the center of said street; thence continuing along the line of said street, N. 35-00 E. 56 feet, more or less, to the beginning corner.

The above described lot is a portion of the property conveyed by H. P. McGee to C. B. Martin, et al., as trustees by deed dated April 8, 1927 and recorded in the R. M. C. office for Greenville County in Vol. 85, at page 599, and is a portion of the property conveyed to H. P. McGee by Emily B. Jones, et al., recorded in Vol. III, at page 276, and is described in said deed as being all other property in Greenville County, State of South Carolina conveyed to us by our father. In the deed of H. P. McGee to C. B. Martin, et al., as trustees, this property is described in with other property as being all of the property owned by H. P. McGee as shown on Sheet 39 of the City Block Book. Subsequently, the Franklin Real Estate and Investment Company, a corporation, was substituted as trustee, together with J. E. Serrine. The terms of the said trust have all been complied with and the corporation has been duly liquidated without having conveyed the above described property, and the grantor herein is the sole surviving director of said corporation and also acted as liquidating agent thereof.