

STATE OF SOUTH CAROLINA,

MAR 4 10 10 AM 1964

GREENVILLE COUNTY

Know All Men by These Presents:

That we, Caroline Houston McMillan, Andre F. Houston, Katherine P. Houston, Harriet H. Houston, and Jean F. Houston and Marianna H. Houston, by Elizabeth W. Houston, their Guardian Ad Litem, in consideration of the sum of Fifteen Thousand and No/100 (\$15,000.00)-----DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Robert L. Watkins, Jr. and Tamara A. Watkins, their heirs and assigns;

All those certain pieces, parcels, or lots of land, with the buildings and improvements thereon situate, being known and designated as the minor portion of Lots 10, 11, and 12 and the major portion of Lot 13, Block 6, and all of Lot 2, Block 7, according to plat of Houston Property, prepared by Carolina Engineering and Surveying Company, March, 1961, as recorded in the R.M.C. Office for Greenville, S. C., in Plat Book "XX", Page 147, and having according to said plat and revision thereof, dated January 9, 1964, the following metes and bounds, to wit:

MINOR PORTION OF LOT 10, BLOCK "6":

BEGINNING at an iron pin on the westerly side of Church Street, where it crosses the west line of Lot 10 and running thence along said side line N. 2-0 W. 79.2 feet to an iron pin on the rear line of Lot 10; thence N. 85-22 E. 42.2 feet to an iron pin on the westerly right-of-way line of Church Street; thence along said right-of-way S. 25-32 W. 91.3 feet to an iron pin, the point of beginning.

MINOR PORTION OF LOT 11, BLOCK "6":

BEGINNING at an iron pin at the northeast corner of the intersection of Church Street with Rose Avenue and running thence along the easterly right-of-way line of Church Street N. 25-32 E. 2.15 feet to an iron pin on the joint line of Lots 11 and 12; thence S. 2-0 E. 1.9 feet to an iron pin on the northerly side of Rose Avenue; thence along said Rose Avenue S. 88-0 W. 1 foot to the point of beginning.

MINOR PORTION OF LOT 12, BLOCK "6":

BEGINNING at an iron pin on the northerly side of Rose Avenue at joint front corner of Lots 11 and 12 and running thence along said joint line N. 2-0 W. 1.9 feet to an iron pin on the easterly right-of-way line of Church Street; thence along said right-of-way line N. 25-32 E. 108.15 feet to an iron pin at the point

where said right-of-way crosses the joint line of Lots 12 and 13; thence S. 2-0 E. 97.8 feet to an iron pin on the northerly side of Rose Avenue at joint front corner of Lots 12 and 13; thence along said Rose Avenue S. 88-0 W. 50 feet to the point of beginning.

MAJOR PORTION OF LOT 13, BLOCK "6":

BEGINNING at an iron pin on the easterly right-of-way line of Church Street where it crosses the rear line of Lot 13 and running thence N. 86-17 E. 36.6 feet to an iron pin at joint rear corner of Lots 13 and 15; thence S. 2-0 E. 125.8 feet to an iron pin on the northerly side of Rose Avenue; thence along said Rose Avenue S. 88-0 W. 50 feet to an iron pin at joint front corner of Lots 12 and 13; thence along the joint line of the said lots N. 2-0 W. 97.8 feet to an iron pin on the easterly right-of-way line of Church Street; thence along said Church Street N. 25-32 E. 30 feet to an iron pin at the intersection of the rear line of Lot 13 with the easterly right-of-way line of Church Street, the point of beginning.

ALL OF LOT 2, BLOCK "7":

BEGINNING at an iron pin on the southerly side of Rose Avenue at a point 137.6 feet west of the southwest intersection of Rose Avenue and Houston Street and running thence S. 2-0 E. 120 feet to an iron pin; thence S. 88-0 W. 50 feet to an iron pin; thence N. 2-0 W. 120 feet to an iron pin on Rose Avenue; thence along said Rose Avenue N. 88-0 E. 50 feet to an iron pin, the point of beginning.

The herein named grantee is to pay the 1964 taxes on the abovedescribed property. The abovedescribed property is conveyed subject to recorded easements, rights-of-way, and reservations.

The abovedescribed parcels of land were conveyed to Caroline Houston McMillan, Andre F. Houston, Katherine P. Houston, Harriet H. Houston, Jean F. Houston (also known as Jean C. Houston) and Marianna H. Houston, by deed from Chapin Spring Land Company, dated December 22, 1950, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Volume 425, Page 377, and by deed of Chapin Spring Land Company, dated December 31, 1949, recorded in the said R.M.C. Office, in Deed Volume 419, Page 453. These conveyances refer to lot numbers as shown on plat of property of Chapin Spring Land Company, recorded in the said R.M.C. Office, in Plat Book "E", Page 41. Subsequently, the South Carolina State Highway Department and the City of Greenville, S. C. acquired, by compensation, rights-of-way across certain lots. Thereafter the lots were replatted and renumbered as shown on plat of "Houston Property", recorded in the said R.M.C. Office, in Plat Book "XX", Page 147.

By Petition dated January 10, 1964, in the Greenville County Court, Caroline Houston McMillan, Andre F. Houston, Katherine P. Houston, and Harriet H. Houston brought a proceeding against Jean F. Houston and Marianna H. Houston, minors, to obtain the approval of the sale of the minors' interest, along with the interest of the adult Petitioners. By its Order, dated February 13, 1964, the sale of the interest of the minors was approved and their Guardian Ad Litem authorized and empowered to execute and deliver a warranty deed conveying their interests to Robert L. Watkins, Jr. and Tamara A. Watkins, all as shown in Judgment Roll No. I-243.

500-94-6-10-11-12-13.  
x 94-7-2.