

State of South Carolina,

Greenville County

REC 6 2 43 PM 1920
Clerk of Court
S. C.

BOOK 770 PAGE 475

Know all Men by these presents, That we, James A. League, B. G. Garrett, J. T. Hendrix, A. W. Carroll, Jr., Copeland Stubblefield, and Joe Malone, as the Board of Deacons of Franklin Baptist Church, an unincorporated association,

in the State aforesaid, in consideration of the sum of

Seven Thousand, Two Hundred and No/100-----(\$ 7, 200. 00)----- Dollars

to them paid by Albert E. Faulkner, Sr. and Ethel M. Faulkner

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 Albert E. Faulkner, Sr. and Ethel M. Faulkner, their heirs and assigns forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, on the northern side of Green Avenue Extension (formerly Melrose Avenue), known and designated as Lot No. 16, Block A, on plat of Melrose Land Company, plat recorded in Plat Book A, page 157, and being more particularly described as follows:

BEGINNING at an iron pin on the northern side of Green Avenue Extension (formerly Melrose Avenue), corner of Lot No. 15, and running thence with line of said lot in a northwesterly direction 188 feet to an iron pin on the right-of-way of the G. and C. Railway; thence with said right-of-way as a line in a northwesterly direction 51 feet, more or less, to an iron pin, corner of Lot No. 17; thence with line of said lot in a southeasterly direction 195.4 feet to an iron pin on Green Avenue Extension (formerly Melrose Avenue); thence with the northern side of Green Avenue Extension (formerly Melrose Avenue), in an easterly direction 50 feet to the beginning corner.

The above described property is shown on the County Tax Maps at Sheet 107, Block 3, Lot 6.

It is understood and agreed that the Southern Railway Company claims an easement or right-of-way which measures 100 feet from the center of its track, and that this easement encroaches on the above described lot to the extent of approximately 65 feet at the rear. The grantor herein specifically excepts from the warranty contained in this deed, the aforesaid easement or any rights which the Southern Railway Company may have acquired thereunder.

This property is subject to utilities easements: 235- 107-3-6

