

GREENVILLE CO. S.C. P. O. Box 2248, Greenville, S.C. 29602

For True Consideration See Affidavit

Book 40 Page 701

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that PAUL P. EFSTRATION AND PETER EFSTRATION in consideration of Ten and no/100 (\$10.00) Dollars and other valuable consideration, to the grantors in hand paid at and before the sealing of these presents by the grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto COFFEE STREET REALTY CO., a South Carolina corporation, its successors and assigns forever:

ALL those certain pieces, parcels or lots of land, together with buildings and improvements thereon, situate, lying and being on the eastern side of N. Spring Street, in the City of Greenville, County of Greenville, State of South Carolina, and having the following metes and bounds when described together as one combined parcel:

500 - 43 - 2 - 3, 4, 5

BEGINNING at an iron pin on the eastern side of N. Spring Street at the corner of property now owned by the grantee herein, said pin being located 83 feet north of the intersection of the eastern right-of-way line of N. Spring Street with the northern right-of-way line of E. Coffee Street; thence from said point of beginning continuing with the eastern right-of-way of N. Spring Street N. 20-50 E. 12.25 feet to a point; thence continuing with N. Spring Street N. 20-50 E. 40 feet to a point; thence continuing with the right-of-way of N. Spring Street N. 21 E. 66.8 feet to a point; thence leaving N. Spring Street and running S. 69 E. 53.8 feet to a point in the line of property now or formerly owned by Parker; thence with the line of said Parker property S. 20-07 W. 46.7 feet to a point at the southwestern corner of said Parker property; thence continuing to run with the rear line of said Parker property in a southeasterly direction 46 feet, more or less, to a point at the northwestern corner of property now owned by Askins; thence with the line of said Askins property S. 21-00 W. 49.7 feet to a point at the northwestern corner of property now owned by the grantee herein; thence with the line of other property now owned by the grantee herein S. 21-00 W. 20.7 feet to a point; thence continuing with the line of other property now owned by the grantee herein N. 69-14 W. 101.55 feet to a point on the eastern side of N. Spring Street, being the point of beginning, and being the same property devised to the grantors herein and their sister, Lucille E. Ballas by the will of their father, Charles P. Efstration, which is filed in the records of the Probate Court for Greenville County in Apartment 985, File 5, and including a strip of land along the southern side of said property formerly used as an alley, said strip having a frontage of 12.25 feet on N. Spring Street, a depth of 101.5 feet, more or less, and a rear width of 10.25 feet. The said Charles P. Efstration died on April 11, 1967. The interest of Lucille E. Ballas in the above-described property was conveyed to the grantors herein by deed recorded February 21, 1968, in deed book 838, page 231, Greenville County R.M.C. Office.

This conveyance is made subject to the lien of a mortgage covering a portion of the above-described property which mortgage was given by Charles P. Efstration to Fidelity Federal Savings and Loan Association of Greenville

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
460.

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
253.00

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