

C. C. Jones, et al. DEED TO J. I. Westervelt

State of South Carolina,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That We, C. C. Jones, W. R. Doyle and E. C. Doyle

in the State aforesaid
in consideration of the sum of
Twenty Thousand DOLLARS,
to us in hand paid
at and before the sealing of these presents by J. I. Westervelt

(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

J. I. Westervelt, his heirs and assigns: All that certain lot of land situate in the City of Greenville, in the State and County aforesaid, lying on the South side of West Washington Street, in the Block between Richardson and Laurens Streets, being the Western portion of the lot on which is located the "Conyers & Gower Building", which portion hereby conveyed is described as follows, to-wit:

Beginning at a point on the South side of West Washington Street, being the center of the brick wall between the "Conyers & Gower Building" and the "Thackston & Son Building", and running thence with the center of said wall in a Southernly direction a distance of seventy-six (76) feet, more or less, to the end of said Wall; thence continuing the same course across an open court or alley, a distance of ten (10) feet, more or less, to property line of H.J. Haynsworth; thence along property line of H.J. Haynsworth in an Easternly direction a distance of fifty (50) feet, more or less, to the center of a brick wall which is located at or about the center of the back line of the "Conyers & Gower Building"; thence in a Northernly direction with the center of last mentioned wall a distance of approximately fifty-five (55) feet to an angle therein; thence continuing the same course along a straight line drawn from the center of the said wall at the said point of angle, a distance of approximately thirty-one (31) feet to West Washington Street (the distance from the H.J. Haynsworth's property line to West Washington Street being eighty-six (86) feet, more or less); thence with West Washington Street in a Westernly direction, a distance of fifty (50) feet, more or less, to the point of beginning.

The above described lot is a parallelogram measuring approximately fifty (50) feet in the front and rear, and eighty-six (86) feet on the side.

Reserving and excepting, however, unto ourselves and our heirs and assigns, the right to light and air and the right to ingress and egress from and over the open court or alley in the rear of the above described lot, to the same extent that same is now enjoyed by the grantors as the owners of the Eastern portion of the "Conyers & Gower Building".

As a part of the consideration for this conveyance, the grantee herein, for himself, his heirs and assigns, assumes the payment of Twenty-Four Thousand and Five Hundred Dollars (\$24,500.00) of a note and mortgage given by W.P. Conyers and T.C. Gower to The Life Insurance Company of Virginia, dated June 5th, 1914, the mortgage recorded in Book 21, page 219, with interest according to their terms, from the date hereof.

The present unpaid principal sum of said note and mortgage is Twenty-Nine Thousand, Seven Hundred and Fifty Dollars (\$29,750.00).

The grantee herein, his heirs and assigns, does hereby assume the payment of the annual curtailment of the sum due and provided in said note and mortgage in such proportion as the said \$24,500.00 bears to the sum of \$29,750.00.

As a part of the consideration of this conveyance, it is agreed between the parties hereto that the stairway situate at or near the center of the "Conyers & Gower Building", and extending from the ground floor on the Washington Street side to the second floor (one-half of which is conveyed by the above description) shall forever be maintained and kept in repair by the grantors and the grantee, jointly for their mutual benefit and the benefit of their heirs and assigns as owners of the above mentioned building.

The property hereby conveyed is the same conveyed to C.C. Jones, and W.R. Doyle by J. Hudson-Williams by deed dated the 2nd, day of June, 1916; deed recorded in Vol. 36, at Page 130, and in which they conveyed an undivided interest to E.C. Doyle the 6th, day of July, 1916, deed recorded Vol. 39, page 506.