

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

WHEREAS; on May 15, 1925, Realty Corporation by its deed, which is recorded in the R.M. C. Office for Greenville County, S. C. in Deeds Vol. 116, at page 12, conveyed to The Norwood National Bank of Greenville, as Trustee, certain lots in the subdivision known as Traxler Park including the lot hereinafter described, and by said deed The Norwood National Bank of Greenville, as Trustee, was given full power and authority to sell and convey said lots as it may deem best, and the proceeds therefrom were to be handled in accordance with an agreement made between the said Realty Corporation and The Norwood National Bank of Greenville, and

WHEREAS; the said The Norwood National Bank of Greenville, as Trustee, did thereafter sell and convey the greater portion of said property, but the lot hereinafter described has never been sold or transferred, and

WHEREAS, under the agreement between the said bank and Realty Corporation referred to in the above mentioned deed, The Norwood National Bank of Greenville is entitled to all the proceeds from the sale of said lots so sold and the proceeds from the sale of lots hereafter to be sold, and

WHEREAS, The Norwood National Bank of Greenville has since gone into voluntary liquidation, and said bank has sold and transferred to The South Carolina National Bank of Charleston all of its assets, and by reason of said transfer, the said The South Carolina National Bank of Charleston is entitled to any proceeds derived from the sale of any lots remaining in The Norwood National Bank, as Trustee, under the deed above mentioned, and

WHEREAS, it appears that The Norwood National Bank of Greenville has never transferred and conveyed the lots hereafter described to The South Carolina National Bank of Charleston, but that The South Carolina National Bank of Charleston has by its deed which is recorded in the R.M. C. Office for Greenville County in Deeds Vol. 172 at page 209, attempted to convey the said lot to A. F. Balentine, and the validity of said deed and the bank's right to make same have been questioned, and

WHEREAS, the said A. F. Balentine has since conveyed the said lot to Vincent A. Pruitt by deed recorded in the R. M. C. Office for Greenville County, S.C. in Deeds Vol. 193, at page 36;

NOW, THEREFORE, this conveyance is made by The Norwood National Bank of Greenville, as Trustee, under and by virtue of the power and authority vested in it as Trustee by the said deed of Realty Corporation hereinabove referred to, to Vincent A. Pruitt, in order to vest in him any and all title and right to said property, and this said deed is made with the assent of Realty Corporation, NOW

KNOW ALL MEN BY THESE PRESENTS, That The Norwood National Bank of Greenville, as Trustee, a corporation created under the banking laws of the United States of America, and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of One and 00/100 (\$1.00) Dollar and the premises to it in hand duly paid at and before thesealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Vincent A. Pruitt, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, on the South side of Mountivista Avenue, known and designated as Lot No. 188 on Plat of Traxler Park, made by R.E. Dalton, March, 1923, and having, according to said plat which is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book F, pages 114-117, the following metes and bounds, to wit:-

BEGINNING at an iron pin on the South side of Mountivista Avenue at the joint corner of Lots 187 and 188, and running thence with the joint line of said lots S. 25-23 E. 225 feet to an iron pin; thence N. 64-37 E. 70 feet to an iron pin; thence with the joint line of Lots 188 and 189 N. 25-23 W. 225 feet to an iron pin on the South side of Mountivista Avenue; thence with the South side of said Mountivista Avenue S. 64-37 W. 70 feet to the beginning corner.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee hereinabove named, and his Heirs and Assigns forever;

And the said granting corporation does hereby bind itself, as Trustee, as aforesaid, and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself, as Trustee, as aforesaid, and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, George Norwood, as President, and James F. Davenport as Assistant Cashier on this the 6th. day of August in the year of our Lord one thousand nine hundred and thirty seven and in the one hundred and sixty second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered)
in the Presence of:)
Harriet R. Wright)
Patrick C. Fant)

THE NORWOOD NATIONAL BANK OF GREENVILLE, AS TRUSTEE, (L.S.)
BY George Norwood President
And James F. Davenport Ass't Cashier

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Harriet R. Wright and made oath that she saw the within named The Norwood National Bank of Greenville, as Trustee, by its duly authorized officers, George Norwood, as President, and James F. Davenport as Assistant Cashier sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she with Patrick C. Fant witnesses the execution thereof.

SWORN to before me this 6th. day of August, A.D. 1937
Patrick C. Fant (SEAL)
Notary Public for South Carolina.

Harriet R. Wright

For consent to this conveyance see other side of page

