

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That Franklin Real Estate & Investment Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina, and J. E. Sirrine, as Trustee for and in consideration of the sum of Twenty-seven Hundred Fifty (\$2750.00) DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Rena Rice Geer:

All that certain piece, parcel or lot of land situate, lying and being on the southwest side of East Park Avenue, on the southeast side of Elford Street and on the north side of Henrietta Street in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a survey made by Dalton & Neves, November, 1930, the following metes and bounds, to-wit:

Beginning at an iron pin at the southeast corner of the intersection of East Park Avenue and Elford Street, and running thence with the southeast side of Elford Street S. 38-58 W. 68.2 feet to an iron pin on said Elford Street, corner of property now or formerly of J. D. Woodside; thence with said Woodside property crossing Tanyard Branch and running S. 21-47 E. 309.6 feet to an iron pin; thence N. 80-13 E. 240 feet to an iron pin at northeast corner of lot belonging to R. W. Hunter; thence with said Hunter line S. 11-27 E. 139 feet to an iron pin on the north side of Henrietta Street; thence with the north side of Henrietta Street S. 89-55 E. 765 feet to an iron pin at northwest corner of intersection of Henrietta Street and East Park Avenue; thence with the southwest side of East Park Avenue N. 38-08 W. 135 feet to an iron pin; thence continuing with the southwest side of East Park Avenue N. 69-13 W. 100 feet; thence with the southwest side of East Park Avenue N. 74-13 W. 500 feet to an iron pin; thence still with the southwest side of East Park Avenue N. 72-57 W. 300 feet to an iron pin; thence still with the southwest side of East Park Avenue N. 65-57 W. 172 feet to the beginning corner.

This is a portion of the property conveyed by Franklin Real Estate & Investment Company to H. P. McGee, C. B. Martin and B. E. Geer, as Trustees, by deed recorded in the R.M.C. Office for Greenville County, in Volume 132, page 25. Subsequent to the execution of said deed Franklin Real Estate & Investment Company and J. E. Sirrine, the grantors herein, were substituted as Trustees by order of the Court of Common Pleas, dated June 16, 1930, recorded in the R.M.C. Office for Greenville County, in Volume 153, at page 573, and order dated September 17, 1931, and recorded in the R. M. C. Office for Greenville County, in Volume 168, at page 261. This deed is made pursuant to the powers conferred on the said Trustees by the above deed and the orders of the court herein referred to.

It is understood that the grantee is to pay 1940 taxes on this property and also any unpaid paving assessments levied against said property.

State of Virginia,
City of Richmond.

For Value Received, the undersigned, First & Merchants National Bank of Richmond, hereby consents to the within conveyance and hereby releases the property described herein from any and all interest or lien which it might have. In witness whereof the said First & Merchants National Bank of Richmond has caused this instrument to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed this 11th day of October, 1940.

In the presence of: C. S. McKenney
M. Boyce Tyler.



BY: A. K. Parker, Vice Pres.
AND: J. M. Ball, Jr.
Vice-Pres. & Cashier.

State of Virginia,
City of Richmond.

Personally appeared before me M. Boyce Tyler, and made oath that he saw the within named A. K. Parker as Vice-Pres. and J. M. Ball, Jr. as Vice-Pres. & Cashier of First & Merchants National Bank of Richmond, sign, seal with its corporate seal and as the act and deed of said corporation deliver the foregoing written instrument and that he with C. S. McKenney witnessed the execution thereof.

Sworn to before me this 11th day of October, 1940.

F. B. Tolson, Jr. (L. S.)
Notary Public for the City of Richmond, State of Virginia.
My commission expires Sept. 29, 1942.

M. Boyce Tyler.

Release recorded October 16, 1940 at 9:52 A. M. #14490 BY: E. G.

Tolson