

B.E. Geer et al Deed TO George Brownlee

STATE OF SOUTH CAROLINA,

COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That We, B.E. Geer and B.H. Owen

in the State aforesaid in consideration of the sum of Five Thousand Dollars, to us in hand paid at and before the sealing of these presents by

George Brownlee, (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

George Brownlee, all that certain lot or parcel of land situate on South Main Street in the City of Greenville, having the following metes and bounds: Beginning at a point on South Main Street, eighty (80) feet from the Northwest corner of the lot of Geer Drug Company; thence with said Street in a westerly direction forty (40) feet to iron pin; thence parallel with line of Geer Drug Company in a Southerly direction to point in south side of Main Spur Track of C. & W.C. Railway Company; should said point be nearer to Main Street than one hundred and twenty (120) feet, said line should have a length of one hundred and twenty (120) feet; otherwise it is to extend to the south side of said spur track; thence parallel with Main Street in an Easterly direction forty (40) feet to a stake; thence parallel with line of lot of Geer Drug Company in a Northerly direction to the beginning corner, being a portion of the lot conveyed to us by J.T. Blassingame by deed dated January 15th, 1910 and recorded in R.M.C. office for Greenville County in Deed Book Vol. 5, page 486. In the event that the western line of said lot should extend beyond the said spur track, the grantors reserve the right to use that portion of said lot lying South of said spur track for the purpose of erecting a platform if they so desire, said platform when erected to be used jointly for loading and unloading purposes, by the grantors and the grantees, their heirs and assigns. The grantors also reserve the right to remove the frame warehouse building now located on said lot, said right to be exercised within twelve (12) months from this date unless said lot be conveyed by the grantees, in which event said grantors shall have three (3) months in which to remove said building after being notified by the grantee of his intention to convey said lot. It is agreed that should the western line of said lot extend only to the south side of said spur track, the grantees shall have the right to erect a platform south of said lot forty (40) feet in length along the south side of said spur track, said platform to be used jointly by the grantors and grantees, their heirs and assigns, for loading and unloading purposes. Reserving, however, to ourselves, our heirs, executors, administrators and assigns, a right of way for a railway side track or switch over and across the lot hereinabove described, with all the rights and privileges of same, said right of way and track to be located in pursuance of and where designated in a certain written agreement of J.D. Bridges, W.L. Gassaway, W.H. Irvine and B.E. Geer and B.H. Owen on February 16th, 1910, which is duly recorded in R.M.C. office for Greenville County S.C. and the said grantees herein, their heirs, executors, administrators and assigns, are to succeed to, and are hereby given equally with ourselves and the rights and privileges, under and by virtue of said agreement in and to said right-of-way and side track, with the right to use the said railway side track when laid, in common with us, the grantors herein, and the said J.D. Bridges, W.L. Gassaway and W.H. Irvine or our respective heirs, executors, administrators and assigns.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said George Brownlee, his heirs and assigns, forever.

AND we do hereby bind Ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said George Brownlee, his

heirs and assigns, against Ourselves and our heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS our hand and seal, this 13th day of April A. D. 1910

in the year of our Lord one thousand nine hundred and ten and in the one hundred and 34th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of B.E. Geer, (L. S.) S.E. Bradshaw, E.M. Blythe, As to B.E. Geer, B.H. Owen, (L. S.) Louis Levine, T.J. Henneay, for B.H. Owen, (L. S.)

STATE OF SOUTH CAROLINA,

COUNTY OF \_\_\_\_\_

PERSONALLY appeared before me E.M. Blythe,

and made oath that he saw the within named B.E. Geer

sign, seal, and as his act and deed, deliver the within written Deed, and that he, with S.E. Bradshaw

witnessed the execution thereof.

SWORN to before me this 13th day of

April A. D. 1910

E.M. Blythe

Clement F. Haynsworth (L. S.)

Notary Public for S. C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

COUNTY OF Greenville

I, E.M. Blythe, Not. Pub. S.C. do hereby certify unto all whom it may concern, that

Mrs. Rena R. Geer wife of the within named B.E. Geer

did this day appear before me and upon being privately and separately examined by me, did declare that she does freely, voluntarily and with-

out any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

George Brownlee, his heirs and assigns, all her interest and estate, and also

all her right and claim of Dower, of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 13 day of

April A. D. 1910

Rena R. Geer

E.M. Blythe (L. S.)

Notary Public for S. C.

Recorded for APRIL 18th, 1910