

STATE OF SOUTH CAROLINA }

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Ellison A. Smyth

in the State aforesaid,
in consideration of the sum of
Ten dollars and other valuable considerations

to me
at and before the sealing of these presents by Walter S. Griffin in hand paid

(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
Walter S. Griffin, All that certain piece of real estate situated in the City of Greenville
at the corner of South Main and Broad Streets, fronting upon South Main Street, one hundred
and four feet, four and three-eighths inches (104 ft. 4-3/8 inches), consisting of three
separate lots described as follows:

No. 1. Beginning at an iron pin, southeast corner of South Main and Broad Streets; thence S.
19° 15' W. (or as the true direction of said street may be established) with South Main Street
thirty (30) feet to an iron pin; thence S. 70° 45' E. (or as the true direction of Broad
Street may be established) in a line parallel with Broad Street seventy-four feet four
inches or to the corner of the building now covering this lot; thence N. 19° 15' E. to an iron
pin on Broad Street; thence with Broad Street N. 70° 45' W. (or as the true direction of
Broad Street may be established); thence with Broad Street seventy-four feet four inches,
more or less, as the case may be, to the beginning corner, being the lot whereon a brick
building now stands.

Also all my right, title and interest of, in and to a strip of land fronting one and one-half
inches on Broad Street and thirty feet in depth along the line of A.H. Dean, as to which strip
one and a half inches wide the warranty in this deed does not extend.

This being the lot conveyed by Norwood National Bank to T.C. Gower and R.E. Houston February
15, 1913, R.M.C. Book 25, page 309, and by the latter to Ellison A. Smyth August 2, 1916,
R.M.C. Book 29, page 134.

No. 2. Beginning at an iron pin on the east side of South Main Street at the corner of the
lot described above, thirty (30) feet from the corner of South Main and Broad Streets and
running thence with South Main Street S. 18-1/4 W. (or as the true direction of said Street
may be established) forty-nine feet four and three-eighths inches (49 feet 4-3/8 inches) to
iron pin; thence S. 70° 15' E. (or as the true course of Broad Street may be established)
one hundred and nineteen (119) feet along the line of lot No. 4 of the George Heldman estate
to iron pin; thence N. 19° E. twenty-five (25) feet to iron pin; thence N. 70-1/2 W. forty-four
and three-fourths (44-3/4) feet to iron pin; thence N. 18-1/4 E. parallel with South Main Street
twenty-four feet four and three-eighths inches (24 feet 4-3/8 inches) along the line of lot of
A.H. Dean to an iron pin, corner of lot No. 1 above described; thence N. 70-1/2 W. parallel
with Broad Street about 74 feet to the beginning corner, including all of lot No. 3 and a
portion of lot No. 2 of the real estate of George Heldman, deceased, according to plat thereof
prepared by John M. Cureton and bearing date December 21, 1900; this being the same property
conveyed to B.H. Peace by Thomas Harrison, January 25, 1911 R.M.C. Book 9, page 579 and by
B.H. Peace to Ellison A. Smyth September 17, 1912 R.M.C. Book 16, page 60.

No. 3. Beginning at an iron pin corner of lot last described; thence with South Main Street
S. 18-1/4 W. (or as the true direction thereof may be established) twenty-five (25) feet to
corner of lot of Viola Wickliffe; thence with her line S. 70-1/2 E. one hundred and nine and
one-half (109-1/2) feet to iron pin on alley; thence with alley N. 19 E. twenty-five (25) feet
to lot No. 2 above described; thence with line of said lot N. 70-1/2 W. one hundred and nine
(109) feet to the beginning corner; known as lot No. 4 of Heldman Estate; conveyed by H.J.
Haynsworth and W.P. Conyers to S.E. Conyers by deeds recorded in R.M.C. Book WWW, 592 and
WWW 593, and by S.E. Conyers to Ellison A. Smyth November 13, 1914, R.M.C. Book 20 page 177.
Also all the right, title and interest conveyed by S.E. Conyers to Ellison A. Smyth in 10
ft. alley at the rear of said lot; subject to agreement of S.E. Conyers recorded in R.M.C.,
Book 22, page 178.

Also all the right, title and interest conveyed by S.E. Conyers to Ellison A. Smyth in the
triangular lot at the rear of the Wickliffe lot under agreement of February 26, 1913 R.M.C.
Book 24, page 391.

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 said premises before mentioned, unto the said

Walter S. Griffin, his

heirs and assigns, forever.
The grantee has executed and delivered to the Grantor a mortgage upon said premises to secure
his note for \$200,000.00 as a part of the consideration of this deed

AND I myself, my do hereby bind

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said
Walter S. Griffin, his

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

WITNESS my hand and seal, this 16th, day of January
in the year of our Lord one thousand nine hundred and twenty
forty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
A.M. Lander, Ellison A. Smyth (L.S.)
L.R. Hard, (L.S.)
(L.S.)
(L.S.)
(L.S.)

Revenue Stamps Cancelled Dollars 00 Cents 250

STATE OF SOUTH CAROLINA,
County of Greenville }

PERSONALLY appeared before me, A.M. Lander

and made oath that he saw the within named Ellison A. Smyth

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with
L.R. Hard, witnessed the execution thereof.

SWORN to before me, this 16th, day of January, A. D. 1920
A.L. Blake, Notary Public for S.C.

STATE OF SOUTH CAROLINA,
County of Greenville }

RENUNCIATION OF DOWER.

I, A.L. Blake, do hereby certify

unto all whom it may concern, that Mrs. Julia G. Smyth
wife of the within named Ellison A. Smyth
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion,
dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named
Walter S. Griffin, 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 16th, day of January, A. D. 1920
A.L. Blake, Notary Public for S.C. Julia G. Smyth

Recorded March 18th, 1920

END OF Doc.