

The State of South Carolina,
County of Greenville.

Know All Men By These Presents, That we, J. Newwood Cleveland and Daisy E. Cleveland, in the State aforesaid, in consideration of the sum of few dollars and other good and valuable consideration to us in hand paid and be- fore the sealing of these presents by Sells-Simpson Company, a Corporation chartered under the laws of the State of South Carolina (the receipt whereof is hereunto acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Sells-Simpson Company, a Corporation chartered under the laws of the State of South Carolina, all our right, title and interest with J. Newwood Cleveland, a one-half undivided interest, and Daisy E. Cleve- land, a one-sixth undivided interest, in and to all that lot or parcel of land, with improvements thereon, situate on the western side of S. Main Street in the City of Greenville, County and State aforesaid, and having the following metes and bounds, as shown by plat of property of J. Newwood Cleveland and Estate of R. M. Cleveland, made by C. M. Furman, Engineer, March 15, 1928, and of record in Plat Book 1, Page 194, R.M.C. Records for Greenville County:

Beginning at a point on the west side of S. Main Street, corner of property of J. C. Lattie Estate, which point is 75.6 feet from the inter- section of S. Main Street and M. Lee Avenue, and running thence N. 69-30th. 185.75 feet with line of J. C. Lattie Estate and thence to a point, point corner of Grantow, Lee and Holdsmith, thence S. 20-19th. 24.57 feet with line of Holdsmith to Private Easement that is shown on said plat; thence with said Private Easement N. 69-53th. 4.6 feet, thence N. 20-19th. 2 feet; thence still with said Private Easement N. 68-36th. 11.8 feet to Laurel Street; thence with Laurel Street and with Private Easement S. 20-19th. 12 feet; thence with Private Easement and with line of Lee S. 68-36th. 11.8 feet to an iron pin; thence still with Private Easement and with line of Lee S. 69-53th. 4.6 feet; thence still with Private Easement and with line of Lee S. 69-20th. 10.5 feet to a point at the center of a party wall; thence with the center of the said party wall S. 19-43th. 15.54 feet; thence

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still with the center of the said party wall, thence line S. 68-32th. 57.46 feet to a point on the west side of S. Main Street; thence with the west side of S. Main Street N. 20-20th. 57.55 feet to the beginning corner. This conveyance includes all kinds of Easement, as shown by said plat, extending from the rear of the brick building on said property on Laurel Street, and being ten feet wide for a distance of 145.96 feet to the rear of said building, and 12 feet wide for the remaining 11.8 feet to Laurel Street.

This conveyance is made subject to all easements and rights in and to the Private Easement, as shown by said plat, heretofore granted and conveyed by J. Newwood Cleveland and R. Mays Cleveland to M. C. Lee, H. H. Lee, and Ellen Lee, by deed dated May 2, 1925, and recorded in Deed Book 113, page 127, R.M.C. Records for Greenville County; and in deed from J. Newwood Cleveland and R. Mays Cleveland to Janie H. Holdsmith by deed dated July 31, 1926 and recorded in Deed Book 118, page 456; and also all rights and easements granted by an Agreement executed by J. Newwood Cleveland and R. Mays Cleveland, as Parties of the first part, and J. Harvey Cleveland, Sallie W. C. Fairchild and Mary Louise Tower, as Parties of the second part, dated April 29, 1925, and recorded in Deed Book 110, page 449, R.M.C. Records for Greenville County.

And also all easements and rights in said Private Easement de- vised by J. Harvey Cleveland, Sallie W. C. Fairchild and Mary Louise Tower under the last Will and Testament of Mrs. Elizabeth M. Cleveland, on file in Apartment 189, File 2, Probate Office for Greenville County, reference to which deeds, Agreement and Will is craved for a more particular description of said easements and rights granted and devised therein.

This conveyance is also made subject to a Lease on said premises executed by J. Newwood Cleveland and R. Mays Cleveland to Lee Hardware & Supply Company, July 26, 1926, and recorded in Deed Book 112, page 246, R.M.C. Records for Greenville County, reference to which is craved for the conditions and

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