

TITLE TO REAL ESTATE

7728 FURNISH-LARSEN CO.-GREENVILLE

State of South Carolina
County of Greenville

Whereas James H. Johnson, Sr. died intestate on the 26th day of October, 1935, leaving as his sole heirs at law and distributees his wife, Mrs. Octavia W. Johnson and his two children, James H. Johnson, Jr. and Elizabeth J. McClenaghan, as will more fully appear by reference to Apt. 339, File 10 in the Office of the Judge of Probate for Greenville County, and

Whereas the said Mrs. Octavia W. Johnson died intestate on the 18th day of September, 1936, leaving as her sole heirs at law and distributees her two children, James H. Johnson, Jr. and Elizabeth J. McClenaghan, as will more fully appear by reference to Apt. 353, File 8 in the Office of the Judge of Probate for Greenville County, S. C., and

Whereas the said James H. Johnson, Sr. owned various parcels of real estate, which now belong to the said James H. Johnson, Jr. and Elizabeth J. McClenaghan, who have agreed upon an equal division thereof, by exchanging deeds, now therefore,

Know all men by these presents, That I, James H. Johnson, Jr., in the State aforesaid, in consideration of the sum of One (\$1) Dollar and a division of real estate of James H. Johnson, Sr., deceased, to me in hand paid at and before the sealing of these presents by Elizabeth J. McClenaghan, (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 Elizabeth J. McClenaghan all my right, title and undivided one-half interest of, in and to the following parcels of real estate:

"All those pieces, parcels or lots of land situate, lying and being in the City of Greenville, S. C. on and near Oscar St. in said City and having the following metes and bounds, according to plat of same made by R. E. Dalton, Engineer, January, 1922:

Parcel 1.

BEGINNING at iron pin on North side of Oscar St., corner of property of Lewis and Jane King, and running thence along the north side of Oscar St., S. 53-57 E. 94.5 ft. to iron pin; thence along the line of William Millan's property N. 40-42 E. 122.8 ft. to iron pin; thence N. 46-02 E. 125.7 ft. to fence post in rear corner of lots facing Washington St.; thence along rear line of lots facing Washington St. N. 48-17 W. 156.2 ft. to pipe; thence along line of W. O. Groce's property S. 41-49 W. 83.2 ft. to iron pin; thence S. 46-39 E. 17.4 ft. to iron pin; thence S. 42-24 W. 45 ft. to iron pin rear corner of Lewis and Jane King's property; thence along rear line of said property S. 48-45 E. 33.5 ft. to iron pin; thence continuing with same property S. 39-45 W. 129 ft. to the beginning corner."

Parcel 2.

"The lot lying in the rear of Ressie V. Pettus lot on Washington St. containing 3,512 square ft., more or less, and having a width of 32 ft. with a length of 109 $\frac{3}{4}$ feet, more or less, and bounded as follows, on the south by William Milan's lot (formerly J. R. Martin), on the East by lot of land of Mrs. M. L. Gunn, on the north by garden fence of Ressie V. Pettus as at present located, and on the West by lot of C. S. West. The above described lots adjoin each other and are designated on the City Plat Book at page 52 in Block 3, as lots Nos. 16 and 22 respectively." Parcels #1 and #2 are the same lots conveyed to James H. Johnson by Sara Lee Price by deed dated Feb. 7, 1935, and recorded in Book 156, page 222.

Parcel 3.

"All that certain piece, parcel or lot of land in Ward Two of the City of Greenville, County and State aforesaid; BEGINNING at a point on the eastern side of Lavinia Avenue, 68.2 feet northerly from the northeast corner of Lavinia Ave. and Franklin St., and running thence along lot formerly belonging to Harry Scuffer to a point on Franklin Ave. 58.2 ft. from where Franklin Ave. changes direction; thence along Franklin Avenue 53 ft., more or less, to a point on Franklin Ave.; thence by straight line to a point on Lavinia Ave. 52 $\frac{1}{2}$ ft. from the beginning corner; thence along Lavinia Ave. 52 $\frac{1}{2}$ ft. to the beginning."

Parcel 4.

"All that certain lot of land in Ward Two of the City of Greenville, County and State aforesaid: BEGINNING at a stake at the corner of Franklin Avenue and Lavinia Avenue and running thence in an easterly direction with Franklin Ave. 155 ft. to a stake on 10 ft. alley; thence in a southerly direction with said alley 100 ft. to a stake at corner of lots 33 and 34; thence with line of lots 33 and 34 in a westerly direction, 155 ft. to stake on Lavinia Ave.; thence in a northerly direction with Lavinia Avenue 60 ft. to the beginning corner and designated as Lot No. 34 on a plat recorded in Plat Book C, at page 5."

Parcels #3 and #4 are the same two lots conveyed to James H. Johnson by E. Inman, Master for Greenville County, S. C. by deed dated July 8, 1930, recorded in Book 140, page 158.