

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That We, Belle P. Smith, Floride S. McBee, Mary Noble Smith, Augustus W. Smith, Jr. and L. Perrin Smith, in consideration of the sum of Seventy-one Hundred Twenty-five and 00/100 (\$7125.00) Dollars, to us in hand paid, at and before the seal of these presents by Befamp, Inc. (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 Befamp, Inc.

All that certain piece, parcel and lot of land, in the City of Greenville, County and State aforesaid, on Hammond and Rhett Streets, and consisting of two lots known and designated as lots Nos. 63 and 64, and a part of lot known and designated as lot No. 42, on Plat made for Thos. M. Walker, Inc. August 1919 and recorded in Plat Book "E", page 146, and in Plat Book "C", page 265, R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

Lots Nos. 64 and 63, jointly described as follows: Commencing at an iron pin on the East side of Rhett Street, joint corner of lot 43 and 64; thence with Rhett Street 39.15 feet, more or less, to an iron pin on 18-foot street; thence with said 18 foot Street S. 10-57 E. 87 feet to an iron pin; thence with the Western side of another 18-foot Street N. 69 E. 52.37 feet to an iron pin, joint corner of lots 63 and 64; thence still with said 18-foot Street N. 50-24 E. 25 feet to an iron stake in line of lot No. 42; thence with line of lot Nos. 42 and 43 to the beginning corner:

So much of lot No. 42 as is contained in the following metes and bounds, to-wit: Commencing at an iron pin on Hammond Street 52.25 feet from the corner of Rhett Street, said beginning point being the joint corner of lots Nos. 42 and 43; thence S. 39-55 W. 100 feet with the line between lots Nos. 42 and 43 to a stake on the East line of lot No. 64; thence with the East line of lot No. 64, 1.54 feet to a stake; thence N. 40-21 E. 100 feet, more or less, to a stake on Hammond Street; thence N. 36-47 W. 2.25 feet to the beginning corner, this being the remainder of lot No. 42 after the sale of 50 feet of said lot heretofore made;

These two lots and portion of lot being part of the same property conveyed to Augustus W. Smith by W. D. Workman by deed dated March 1st. 1922, and recorded in Vol. 89, page 25, R. M. C. Office for Greenville County.

Also all that piece, parcel or lot of land, in the City of Greenville, County and State aforesaid, on the Southeast corner of Hammond and Rhett Streets, being known and designated on plat of property of Thos. M. Walker, Inc., made by Jacobs-Fitzpatrick Company, August 1919, recorded in Plat Book E, page 146, R. M. C. Office for Greenville County, as lot No. 43, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeast corner of Hammond and Rhett Streets, and running thence S. 36-47 E. 52.25 feet to an iron pin, joint corner of lots Nos. 42 and 43; thence with line of said lots Nos. 42 and 43, S. 39-55 W. 100 feet to an iron pin, joint corner of said lots Nos. 42 and 43; thence N. 36-36 W. 51.54 feet to an iron pin on Rhett Street; thence with said Rhett Street N. 39-29 W. 100 feet to the beginning corner; being the same property conveyed to Aug. W. Smith by Charles E. David by deed dated February 21st. 1922, and recorded in deed book 29, page 26, R. M. C. Office for Greenville County; 89

Also, all that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as lot No. 1171, of Plat Number 8, of the property of the Tryon Development Company, known as Lake Lanier, made by George Kershaw, C. E., and duly recorded in the Office of the R. M. C. for Greenville County in Plat Book "G", page _____, said lot having a frontage of 46.5 feet, a rear width of 61.8 feet, and a depth of 185.2 feet on one line and 137.7 feet on the other, as will more fully appear from the said plat, reference being hereby made to the record thereof for a more particular description of the lot herein conveyed, and being the same property conveyed to Augustus W. Smith by Aug. W. Smith, as Executor of the last Will and Testament of Alice P. Wardlaw, deceased, by deed dated March 28th. 1930, and recorded in deed book 153, page 502, R. M. C. Office for Greenville County;

Also, all that certain lot or parcel of land situate, lying and being in the City of Greenville, County and State aforesaid, on the South side of McIver Street; and being known and designated as lot No. 81 and a portion of lot No. 80 of the R. B. R. Land Development Company property, as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book "G", page 20, and being described as follows:

Beginning at an iron pin on the South side of McIver Street, joint corner of lots Nos. 81 and 82; and running thence S. 4-15 W. 176.3 feet to an iron pin in line of lot No. 78; thence with the line of said lot No. 78, N. 85-45 W. 77 feet to the property heretofore conveyed to Aug. W. Smith, Jr., thence with the line of the property of Aug. W. Smith, Jr., N. 4-15 E. 178 feet, more or less, to an iron pin in the Southern side of McIver Street; thence with the Southern side of McIver Street, S. 84-35 E. 77 feet to the point of beginning; being the same property conveyed to Aug. W. Smith by E. Inman, Master, by deed dated August 10, 1933, and recorded in deed book 169, page 126, R. M. C. Office for Greenville County.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident of appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the said Befamp, Inc., its successors and assigns forever.

And we do herey bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Befamp, Inc., its successors and assigns, against us and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this the 27th. day of May, in the year of our Lord One Thousand Nine Hundred and Forty and in the One Hundred and Sixty-fourth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

Horace C. Whitmire
Silas G. Bagwell

As to Belle P. Smith, Floride S. McBee and Augustus W. Smith, Jr.

✓ Belle P. Smith (IS)
✓ Floride S. McBee (IS)
Mary Noble Smith (IS)
✓ Augustus W. Smith, Jr. (IS)
L. Perrin Smith (IS)