

TITLE TO REAL ESTATE

46782 PROVENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That we, J. M. Fortner, D. E. Fortner Garrett, T. R. Fortner, and J. M. Fortner, as executor and trustee, under the will of Ava I. Fortner, deceased, in the State aforesaid, in consideration of the sum of Two Thousand Three Hundred Twenty Five and no/100 (\$2325.00) Dollars to us in hand paid at and before the sealing of these presents by C. S. Allen, Jr. (the receipt whereof is hereby acknowledge), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said C. S. Allen, Jr., his heirs and assigns:-

All that piece, parcel or lot of land on the East side of Sullivan's Alley in the City of Greenville, South Carolina, being the same property conveyed to J. M. Fortner, as executor and trustee by deed of W. T. Wilder, dated February 17, 1920, recorded in the R. M. C. Office for Greenville County, S. C. in Volume 48 at page 167, and according to the plat of R. E. Dalted, dated July 3, 1942, having the following metes and bounds, to-wit:-

Beginning at a railroad rail on the East side of Sullivan's Alley to the corner of property now or formerly of W. L. Smith and running thence along the said Smith line S. 79-30 E. 94 feet to a stake in the line of said Smith property, thence along the line of said Smith property S. 9-10 W. 67.3 feet to a stake in line of property now or formerly of Robert Neal; thence N. 79-30 W. 96 feet to a fence post on Sullivan's Alley; thence along the East side of Sullivan's Alley N. 7-10 E. 67.3 feet to the beginning corner.

Also all that piece, parcel or lot of land in the City of Greenville, South Carolina on the West side of Sullivan's Alley, being all of the property warranted to J. M. Fortner, individually and as trustee by deed of H. P. McGee, dated March 14, 1917, recorded in the R. M. C. Office for Greenville County, S. C., in Volume 44 at page 98, except a church lot 40 x 80 and a small tract on the East side of Sullivan's Alley and according to a plat of R. E. Dalton, dated July 3, 1942, having the following metes and bounds to-wit:-

Beginning at a stake on the West side of Sullivan's Alley at the corner of lot along Branch by Baptist Church and running along West side of Sullivan's Alley S. 16-37 W. 121.3 feet to an iron pin on the West side of Sullivan's Alley; thence along the West side of Sullivan's Alley S. 28-02 W. 58.7 feet to a stake on the West side of Sullivan's Alley at the corner of property now or formerly of Paul Sweeney; thence along the line of Sweeney property S. 88-30 W. 111.9 feet to a stake on the West side of Branch on line of Mills Mill property; thence along the West bank of said Branch along the line of Mills Mill property N. 3-05 W. 248.5 feet to a stake on the bank of Branch along the line of property now or formerly of J. C. Milford Estate; thence along the line of Milford property S. 78-58 E. 122.7 feet to an iron pin at the corner of Church property and Milford property; thence along the line of Church property S. 16-37 W. 40 feet to an iron pin; thence along line of Church property S. 78-58 E. 80 feet to the beginning corner.

The grantors do, hereby, expressly warrant that they are the owners of said property in Fee Simple absolute free and clear of all liens and encumbrances of any kind or nature whatsoever; that they are in possession of said property and have the right to convey same.

TOGETHER with all and singular 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 Premises before mentioned unto the said C. S. Allen, Jr., his heirs, successors and assigns forever.

And we do hereby bind ourselves and our heirs, executors, successors, administrators and assigns to warrant and forever defend all and singular the said Premises unto the said C. S. Allen, Jr., his heirs, successors and assigns, against ourselves and our heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this 6th day of July in the year of our Lord one thousand nine hundred and forty-two.

Signed, sealed and delivered in the presence of:

N. L. Langston
R. E. Moore

J. M. Fortner (L. S.)
Mrs. D. E. Fortner Garrett (L. S.)
T. R. Fortner (L. S.)
J. M. Fortner (L. S.)

As Executor and Trustee under the Will of
Ava I. Fortner, Deceased.

State of South Carolina,
County of Greenville.

Personally appeared before me N. L. Langston and made oath that he saw the within named J. M. Fortner, D. E. Fortner Garrett, T. R. Fortner, and J. M. Fortner, as Executor and Trustee under the Will of Ava I. Fortner, Deceased, sign, seal and as their act and deed deliver the within written deed and that he with R. E. Moore witnessed the execution thereof.

Sworn to before me this 6th day of July, A. D. 1942.

N. L. Langston

Henry P. Willimon (L. S.)

Notary Public for South Carolina.