

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 15 2 55 PM '69

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that S & M Real Estate Co., Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of

Ten Dollars ----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Sitton Real Estate Co., Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being a part of the property shown on a plat of Property of J. H. Sitton and W. R. Crossfield prepared by Jones Engineering Service in December 1965 and having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern edge of Alameda Street, which pin is 103.8 feet in the direction S. 1-36 E. from an iron pin at the southeast corner of the intersection of said Alameda Street with Hilton Street, formerly River Street, and running thence along the line of property conveyed by the grantor to the grantee by deed recorded in Deed Vol. 866 at Page 541, N. 74-51 E. 199.5 feet to an iron pin at the corner of a lot now or formerly belonging to W. R. Crossfield; thence S. 16-14 E. 25 feet to an iron pin; thence S. 20-29 E. 25.2 feet to an iron pin; thence N. 74-51 E. 209.8 feet to an iron pin; thence S. 16-14 E. 13 feet, more or less, to the corner of a lot recently conveyed by the grantor herein to C. S. Martin, et al.; thence along the line of that lot, S. 73-46 W. 208.1 feet to an iron pin; thence continuing along the line of the Martin lot, S. 68-00 W. 196.4 feet to an iron pin on the eastern edge of Alameda Street; thence along the eastern edge of Alameda Street, N. 34-41 W. 45 feet, more or less, to an iron pin; thence continuing along the eastern edge of Alameda Street, N. 6-16 W. 51.3 feet to the beginning corner; being a portion of the property conveyed to the grantor by W. R. Crossfield by deeds recorded in Deed Vol. 802 at Page 125 and in Deed Vol. 788 at Page 515.

This conveyance is subject to an easement for ingress and egress which was granted to the said W. R. Crossfield by the grantor herein by deed dated December 20, 1965 and recorded in Deed Vol. 788 at Page 408.

This conveyance is made subject to any other easements or rights-of-way that may appear of record, on the recorded plat, or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 14th day of July, 1969

SIGNED, sealed and delivered in the presence of:

S & M REAL ESTATE CO., INC. (SEAL)
A Corporation
By: [Signature]
President
Secretary

[Signature]
[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14th day of July, 1969

[Signature] (SEAL)
Notary Public for South Carolina. MY COMMISSION EXPIRES
JANUARY 1, 1970

[Signature]

RECORDED this 15th day of July, 1969 at 2:55 P. M., No. #1162

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