

Margaret M. Strader DEED TO Lila Hart, et al,

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Margaret M. Strader of the City and County of Greenville

in the State aforesaid,
in consideration of the sum of
ten dollars and other valuable considerations \$10.00
to me
in hand paid
at and before the sealing of these presents by May Delle Barre, Edna Barre and Lila Hart

(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 May Delle Barre, Edna Barre and Lila Hart (to-wit, to each of said grantees an undivided one-third interest therein), All that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville in the Second Ward of the City of Greenville, being a portion of lot No. seven (7) in Block No. two (2) of the Boyce Addition to the City of Greenville, according to a plat thereof recorded in the office of the Register of Mesne Conveyances for said County and State in Plat Book A., at page 90; the lot intended to be conveyed by these presents having the following metes and bounds according to a plat thereof made by J.E. Sirrine, bearing date March 21, 1919, to-wit: Beginning at an iron pin on the west side of Manly Street on the southeast corner of lot No. eight (8) in Block two (2) of Boyce's Addition (conveyed by Adelaide G. Jennings to Geneva C. Smith by deed recorded in said office in Deed Book 17, page 548), which iron pin is seventy-seven (77) feet southward from Pettigru Street, and running thence along said Manly Street S. 15° 52' E fifty-five (55) feet and six (6) inches to an iron pin on corner of lot still belonging to me, the said Margaret M. Strader; thence along line of last mentioned lot S. 74° 8' W. one hundred and thirty-three (133) feet and six (6) inches to an iron pin on line of lot No. Two (2) in Block No. Two (2) of the Boyce Addition now belonging to Fourth Presbyterian Church; thence along line of said Church property N. 41° W. thirty-four (34) feet and three (3) inches to an iron pin on corner of lot No. Eight (8) now belonging to Mrs. Smith; thence along line of last mentioned lot N. 64° 43' E. one hundred and fifty (150) feet to the beginning corner; this being a part of the lot which was conveyed to me, the said Margaret M. Strader by Mary Pressly Agnew by deed bearing date April 15, 1907, and recorded in the office above mentioned on April 20, 1907, in deed book VVV, at page 177.

Together with the right to use, in common with myself, a driveway seven (7) feet in width and extending westward from Manly Street a distance of one hundred (100) feet, which driveway is situate on the lot still belonging to me, the said Margaret M. Strader; the intention hereof being that this shall be a private driveway belonging to me, the said Margaret M. Strader, but that it may be used for a distance of one hundred (100) feet westward from Manly Street (and no further) by the said grantees and their agents and by persons coming to the premises of said grantees for business or pleasure; this covenant to run with the land and to be a continuing easement in favor of said grantees and their heirs and assigns in perpetuity; Together with the privilege to said grantees to continue to overhang that portion of the land of said grantor now occupied by said driveway with any portion of the house situate on the lot this day conveyed to said grantees by these presents as said house is now constructed; it being understood that a portion of the eaves of said house now overhangs said driveway; the intent hereof being that said grantees shall not be required to remove or re-construct said house; but it being expressly understood and agreed that this permission does not extend to any alterations on said house or to any building hereafter constructed upon the land hereby conveyed, and that all additions to said house and all buildings hereafter erected by said grantees shall be constructed wholly on and over the lot of land hereby conveyed to said grantees and shall not encroach upon or overhang the said driveway or any other part of the land still belonging to said grantor;

And the said grantees by accepting this deed hereby covenant that they assume and undertake to pay all unpaid installments of the assessment now or hereafter due to the said City of Greenville for paving Manly Street in proportion to the frontage (55-1/2 feet) on said Street of the lot hereby conveyed to them, with interest on all such installments; they also assume and agree to pay three-eighths (3/8) of all State, County and City Taxes for the year 1919, which may be levied or assessed against the entire property on Manly Street heretofore belonging to said grantor, including the lot hereby conveyed and the lot still belonging to said grantor and including the buildings on each of said lots; all of said property having been heretofore returned together in the name of said grantor for taxation; they also assume and agree to repay to said grantor that portion of the premiums on the fire insurance policies heretofore issued to said grantor representing the unexpired portion of such insurance; It is understood that the house on the land conveyed by these presents is conveyed subject to a lease; that the lessee is entitled to retain possession of said house until the expiration of said lease; that the rental for said house to and including the last day of March, 1919, has been paid to said grantor and that the rental therefor, beginning with the first day of April, 1919, is to belong to said grantees.

TOGETHER with, all and singular, the 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 said premises before mentioned, unto the said

May Delle Barre, Edna Barre and Lila Hart, and their

heirs and assigns, forever.

AND I do hereby bind

myself and my

heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

May Delle Barre, Edna Barre and Lila Hart and their

heirs and assigns, against

myself and

my heirs, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand and seal, this twenty-sixth day of March

in the year of our Lord one thousand nine hundred and nineteen and in the one hundred

forty-third

nineteen

year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Mary R. Nesbitt,

Margaret M. Strader

(L. S.)

L.O. Patterson,

(L. S.)

(L. S.)

(L. S.)

(L. S.)

Stamps \$6.00

STATE OF SOUTH CAROLINA

County of Greenville

PERSONALLY appeared before me, Mary R. Nesbitt

and made oath that she saw the within named Margaret M. Strader

sign, seal, and as her act and deed, deliver the within written Deed; and that she, with

L.O. Patterson

witnessed the execution thereof.

SWORN to before me, this twenty-sixth

day of March

A.D. 1919

Mary R. Nesbitt

L.O. Patterson

(L. S.)
Notary Public for S. C.

STATE OF SOUTH CAROLINA

County of Greenville

RENUNCIATION OF DOWER.

I, do hereby certify

unto all whom it may concern, that Mrs.

wife of the within named

did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion,

dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this

day of

A.D. 1919

(L. S.)
Notary Public for S. C.

Recorded March 28th,

1919