

TITLE TO REAL ESTATE

37535 PROVENCHER-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. N. Smith County Treasurer of said Greenville County, did issue his warrants directed to the Delinquent Tax Collector for said County and State by authority of the acts of the General Assembly of South Carolina and the statute laws of said State, against Mattie Herndon defaulting taxpayer of said County, strictly charging and commanding said Delinquent Tax Collector of said County to levy by distress and sale of the lands of the said Mattie Herndon tax defaulters, the sum of Twenty seven and 43/100 dollars (\$27.43) including the penalties on said tax executions for the years 1926 through 1934 together with charges and costs thereof; and

WHEREAS, by virtue and authority of said warrants W. A. Hopkins the then delinquent tax collector of the State and County aforesaid, did on the 11th day of May, 1936 seize and take exclusive possession of the said property against which said taxes were assessed and levied, as hereinafter described, and on Sales Day of the month of June, 1936 during the usual hours of sale, after due advertisement, sell the same to M. A. Richards and his heirs and assigns, the purchaser hereinafter known as "grantee", and the highest bidder at such sale, for the sum of Twenty seven and 43/100 dollars and gave a receipt for said purchase money to him; and

WHEREAS, more than twelve months have elapsed since the date of said sale, and the defaulting taxpayers, or any other party interested, have failed to redeem said land so sold for taxes;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, M. L. Ashmore Delinquent Tax Collector of and for the County and State aforesaid, in consideration of the premises, and the sum of Twenty seven and 43/100 (\$27.43) Dollars to me paid by the said grantee M. A. Richards have granted, bargained, sold and released, and by these presents do grant, sell, bargain and release unto the said grantee M. A. Richards their heirs and assigns:

All that lot, piece or parcel of land in the County of Greenville, State of South Carolina, known and designated as lot number 1085 of plat #3 of the property of the Tryon Development Co.; known as Lake Lanier, made by George Kershaw, C. E. and duly recorded in the office of the Register of Mesne Conveyance for Greenville County, in plat book # _____ page # _____, said lot having a frontage of 76.5 feet, a rear width of 15.7 feet, and a depth of 139.6 feet on one line and 146 feet on the other line, 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 herewith conveyed.

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 premises hereby granted, with the appurtenances, unto the said M. A. Richards, his heirs and assigns, forever, according to the form in force and effect of the laws and usages of the State of South Carolina in such cases made and provided.

Witness my hand and seal this 25th day of June in the year of our Lord Nineteen hundred and thirty seven in the one hundred and sixtieth year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Helen Raines

Gertrude Young.

State of South Carolina,
County of Greenville.

M. L. Ashmore (L. S.)
Delinquent Tax Collector.

Personally appeared before me Helen Raines and made oath that she saw the within named M. L. Ashmore sign, seal and as his act and deed deliver the within written deed, and that she with Gertrude Young witnessed the execution thereof.

Sworn to and subscribed before me this

9th day of August, 1937

W. W. Wilkins (L. S.)

Notary Public for S. C.

Helen Raines.

No Stamps.

Recorded this the 9th day of December, 1937 at 9:03 A. M. #14680 BY: E. G.