

Re: Real Estate No. 6714  
 State of South Carolina,  
 County of Greenville.

Approved for Execution  
 A. B. S.

KNOW ALL MEN BY THESE PRESENTS: THAT THIS DEED, MADE as of the 15th day of June, 1938 by and between ATLANTIC LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Virginia, with its Home Office and principal place of business in the City of Richmond, State of Virginia, hereinafter called the grantor, and Mitchell Adams Brown, of the County of Greenville, State of South Carolina, hereinafter called, whether one or more, the grantee:::

W I T N E S S E T H :

That for a good and valuable consideration, the sufficiency whereof is hereby expressly acknowledged, part thereof having already been paid in cash at and before the sealing and delivery of these presents, the balance amounting to the principal sum of Thirty-five Hundred Dollars (\$3500.00), together with interest thereon from the date hereof until paid at the rate of six (6) per centum per annum, payable, principal and interest, in One Hundred and Fifteen (115) equal monthly instalments of Forty Dollars (\$40.00) each on the fifteenth day of each month hereafter beginning July 15, 1938, and one last instalment of Fourteen and 36/100 Dollars (\$14.36) plus accrued interest on February 15, 1948, to secure which said balance and interest a vendor's lien is hereby expressly retained in the form of and to be secured by a certain purchase money Mortgage, Deed of Trust, or Loan Deed, as the case may be, from the grantee to said Atlantic Life Insurance Company, conveying as security the real estate hereinafter described, the said instrument to be of even date and recorded simultaneously herewith, and reference to the same being now hereby expressly made, the grantor has bargained, sold, released, granted, conveyed and confirmed, and by these presents does hereby expressly bargain, sell, release, grant, convey and confirm unto the grantee and unto the grantee's heirs and assigns in fee simple forever, and with GENERAL WARRANTY, except as hereinafter stated, the following described real estate, to-wit:

All that certain piece, parcel or lot of land situate at the southwest intersection of Arlington Avenue and Beacon Street, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 1 according to a revised plat of the B. E. Geer property, dated February, 1929, and recorded in Plat Book "H", at page 142, and having, according to a recent survey made by Dalton and Neves, Engineers, June, 1929, the following metes and bounds, to-wit:

BEGINNING at an iron pin, the southwest intersection of Arlington Avenue and Beacon Street, and running thence along the west side of Beacon Street S. 5-50 E. 200 feet to an iron pin, joint corner of Lots Nos. 1 and 7; thence along the joint line of said lots, S. 83-55 W. 66 feet to an iron pin, rear joint corner of Lots Nos. 1 and 2; thence along the joint line of said lots, N. 5-50 W. 200 feet to an iron pin in the line of Arlington Avenue; thence along the south side of Arlington Avenue, N. 83-55 E. 66 feet to the point of BEGINNING.

Being the same real estate conveyed to the grantor from Mrs. Annie Mae Branch, by deed dated July 15, 1935, and recorded in the Office of the R. M. C. in and for the County of Greenville, State of South Carolina, in Deed Book 181, page 281.

TO HAVE AND TO HOLD the said real estate with all and singular, the improvements, rights, members, easements, hereditaments and all other privileges and appurtenances to the same belonging or in anywise appertaining, to the only property use, benefit and behoof of the grantee and the grantee's heirs and assigns in fee simple forever, it being UNDERSTOOD AND AGREED, NEVERTHELESS, that this sale and conveyance if of country or farm property is in gross and not by the acre, and furthermore, is made expressly subject (1) to the lien of any and all ad valorem taxes against the said real estate for the year 1936, and subsequent years, except that the grantor undertakes and agrees to pay five-eighths of such taxes for the year but only the year 1936, as well as (2) to the lien or charge upon the said real estate of any and all special assessments which on or after August 15, 1936, have become, or hereafter become due and payable, and (3) to all conditions and restrictive covenants, if any, which may be binding upon the said real estate;

Except, however, to the extent aforesaid, the grantor covenants with the grantee and the grantee's heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of the said real estate, and has good and sufficient right to sell and convey the same; that it has done no act to encumber the said real estate and will execute such further assurances of the same as may be requisite; that the said grantee shall have quiet possession of the said real estate, and that it, the grantor, will warrant and defend the said real estate against the lawful claims and demands of any and all persons or parties whom or whatsoever.

IN WITNESS WHEREOF, Said ATLANTIC LIFE INSURANCE COMPANY has caused these presents and this deed to be hereunto signed in its corporate name and its corporate seal to be hereunto affixed and attested, all by its officers thereunto duly and sufficiently authorized, and all being done as of the day, month and year first above written.