

## TITLE TO REAL ESTATE

The State of South Carolina )  
 County of Greenville. )

Know all men by these presents that we, Gerda Prevost and L. O. Patterson, of said county, in the state aforesaid, in consideration of the sum of Two Thousand Nine Hundred Seventy-five and no/100 dollars (\$2,975.00) to us in hand paid at and before the sealing of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto -----

---- W. WEST SIMMONS & (MRS.) RUTH R SIMMON (his wife) -----

all that certain lot, piece or parcel of land situated, lying, and being in said state and county, about three and a quarter miles southeastward from Greenville court house, between the Augusta Road and Reedy River, south of the Greenville Country Club golf course, described as follows:

Beginning at a stake on the South side of Riverside Drive on the joint front corner of lots numbered 12 and 13 of "Marshall Forest" as shown on Dalton & Neves' plat of Marshall Forest, made in October, 1928, and recorded in the office of the Register of Mesne Conveyance for said county in Plat Book "H", on pages 133 and 134, and running thence along the joint line of said lots S 4-40 E, two hundred seventy (270) feet to a stake on the twenty (20) foot strip- mentioned in the deed from Southern Guaranty and Trust Company as Trustee, to L. O. Patterson, dated November 8, 1930 and recorded in said office in Deed Book 85 on page 398; running thence along said strip S 85-20 W, one hundred seventy-five (175) feet to a stake; running thence N 4-40' W, two hundred seventy (270) feet along a line parallel with the joint line of lots numbered 10 and 11 on said plat (and at all times twenty-five (25) feet eastward from said joint line) to Riverside Drive, running thence along Riverside Drive N 85-20 E, one hundred seventy-five (175) feet to beginning point,

this conveyance is not joint but several; said Gerda Prevost is conveying all of lot numbered 12 on said plat and said L. O. Patterson is conveying all but the west twenty-five (25) feet of lot numbered 11 thereon. Said lot number 12 was conveyed to Gerda Prevost by her mother, Gerda L. Prevost, on April 12, 1946 by deed recorded in said Office in Book 293, page 90; and said lot number 11 was conveyed to L. O. Patterson by Southern Guaranty and Trust Company, as trustee, on November 8, 1930, deed recorded in said office in Book 85, bage 398.

It is agreed that both of the tracts hereby conveyed by said vendors shall be subject to the provisions of the deed to L. O. Patterson, last above mentioned; also subject to the provisions of the "protective covenants" dated October 18, 1941, and recorded in said office in Deed Book 238, page 289 (entered into to enable owners of lots in this subdivision to borrow from the Federal Housing Administration); also subject to the additional covenant that no dwelling costing less than ten thousand (10,000.00) dollars shall be erected on either of the two lots hereby conveyed or any portion thereof.

It is futher understood and agreed that said grantees will pay the taxes on both the said lots for the year 1947.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have said to hold all and singular the premises before mentioned unto the said grantees and their heirs and assigns forever.

And I, the said Gerda Prevost, do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular that portion of said premises hereby conveyed by me (to wit said lot Number 12), unto the above mentioned grantees, 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.

And I, the said L. O. Patterson, do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular that portion of said premises hereby conveyed by me (to wit the Eastern seventy-five (75) feet of lot number 12), unto the above mentioned grantees, 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.