

State of South Carolina,

Greenville County

Nov 2 2 35 PM '70

OLLIE FARNSWORTH
R. M. C.

VOL 901 PAGE 553

Know all Men by these presents, That Normand R. Lee, Donald J. Lee and Carol Lee Wagner

in the State aforesaid, in consideration of the sum of

Ten (\$10.00) Dollars and love and affection for our mother, Mathilde A. Lee Dollars
and subject to mortgage set out below
to us paid by Mathilde A. Lee

in the State aforesaid, 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 Mathilde A. Lee, her heirs and assigns forever: All our right, title and interest in and to the following described property:

All that lot of land in Greenville County, Greenville Township, State of South Carolina, on the east side of Stokes Street, and being known as Lot No. 9 of Cordell Subdivision No. 10, as shown on a plat made by C. C. Jones, December, 1952, recorded in Greenville County R. M. C. Office in Plat Book BB, page 84, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Stokes Street at corner of Lot No. 8, and running thence along the east side of Stokes Street, N. 10-17 E. 70 feet to an iron pin corner of Lot 10; thence along line of that lot, S. 88-27 E. 163.1 feet to an iron pin, rear corner of said lot; thence S. 1-10 E. 80 feet to pin, rear corner of Lot 8; thence along the line of Lot 8, N. 84-56 W. 177.9 feet to beginning corner.

The above described property is the same conveyed to John J. Lee, Jr. by Talmer Cordell by deed dated July 14, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 702, at Page 292. The said John J. Lee, Jr. died intestate in Greenville, S. C. on August 17, 1970 and his estate is not probated. The said John J. Lee, Jr. was survived by his wife, Mathilde A. Lee, who inherited a one-third interest in the above described property, and he was also survived by three children, Normand R. Lee, Donald J. Lee and Carol Lee Wagner, who inherited the other two-thirds interest in said property. There were no other children or predeceased children and the grantors and grantee herein constitute the sole heirs at law of John J. Lee, Jr., deceased. All funeral expenses and other indebtedness of the deceased have been paid in full and there are no outstanding claims against the estate of John J. Lee, Jr. The purpose of this deed is to vest absolute fee simple title to the above described property in Mathilde A. Lee.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s), or on the premises.

This conveyance is made subject to a mortgage in favor of C. Douglas Wilson & Co. in the original sum of \$ 8650.00, recorded in the R. M. C. Office for Greenville County on July 16, 1962 in Mortgage Book 895, at Page 525, on which there is a balance due of \$ 6,153.47. The grantors also convey all their right, title and interest in and to any escrow account and fire insurance policy that they may have in connection with said loan. The grantors request that C. Douglas Wilson & Co. transfer the escrow account and fire insurance policy to the name of the grantee herein.

-164-240.4-1-60