

B. O. Thomson

DEED TO E. S. Payer et al.

STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That B. O. Thomson

in the State aforesaid,

in consideration of the sum of

Ten Dollars (\$10.00) and other good and valuable considerations DOLLARS,

to me in hand paid

at and before the sealing of these presents by E. S. Payer and G. H. Schaefer

(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

E. S. Payer and G. H. Schaefer: All that piece parcel or lot of land, being and situated in the county of Greenville, state of South Carolina, in the first ward of the City of Greenville on the south side of Eelford Street and being known as lot 3 as represented on plat of the estate of John H. O'Neil, which plat is recorded R.M.C. Office for Greenville County; Plat Book E. page 47 the lot being more particularly described as follows:

Beginning at an iron pin on the southside of Eelford Street 186 feet West from the intersection of Eelford and Main Streets and running thence along Eelford Street N. 62-53 W. 38.2 feet to an iron pin; thence along line of Hobbs' property S. 27-11 W. 100 feet, more or less to stake; thence S. 60-51 E. 41.2 feet to stake, corner of lot 2; thence with line of lot 2 N. 25-28 E. 100.8 feet to the beginning corner on Eelford Street - this being the lot conveyed to me by W. E. Phelps December 1st 1919. Deed recorded R.M.C. Office, Greenville County deed book in Vol. 48, page 7. December 5th 1919.

However the alley way herein conveyed and represented on said plat having a frontage of 9 feet on Eelford Street and a width of 12 feet in the rear and running over the western part of lot 3 is subject to an easement for the use and benefit of lot 4 on said plat for the purpose of ingress and egress.

As a part of the consideration of the purchase price of the within described property it is understood and agreed that the purchasers are to assume a note and mortgage of the sum of \$3000.00, which said note draws interest at 7 per cent Semi-annually and is held by J. H. Reed and recorded in book 69 page 156 R.M.C. Office, Greenville County S.C., and the purchasers are to keep the dwelling insured against fire, with a policy of \$2,500.00 in a strong and reputable company satisfactory to the holder of the above first mortgage.