

State of Virginia,
City of Richmond.

Knew all men by these presents. That South Atlantic Investment Corporation, a corporation chartered under the laws of the State of Virginia and having its principal place of business at Richmond in the State of Virginia, for and in consideration of the sum of ~~two~~ ^{two thousand} Dollars and other considerations, to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto J. C. Melten.

All that certain piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, known and designated as Lot No. 35 on plat of South Cherokee Park, said lot having the following metes and bounds:

Beginning at an iron pin on Genessee Avenue, S. 27-15 W. 60 feet from the intersection of Genessee Avenue and Elsie Avenue and running thence N. 62-45 W. 172 feet to a stake at corner of Lot #34; thence along a 15 feet alley S. 27-15 W. 60 feet to a stake at corner of lot #36; thence S. 62-45 E. 172 feet to an iron pin on Genessee Avenue, thence along Genessee Avenue N. 27-15 E. 60 feet to the beginning corner, and being the same property conveyed to South Atlantic Investment Corporation by Ida C. Gaines by deed recorded in the office of the Register of Mesne Conveyances for Greenville County, S. C., in Book J, page 232.

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 before mentioned unto the grantee hereinabove named, and his heirs and assigns forever, subject to the lien of the mortgage deed to W. B. Bayliss, Mortgagee, dated December 1, 1927, and recorded in the office of the Register of Mesne Conveyances for Greenville County, S. C. in Mortgage Book 196, at page 58.

The grantee in accepting this deed assumes and promises to pay the balance due on a certain negotiable note dated December 1, 1927, made by Ida C. Gaines, payable to bearer at the office of Frederick E. Helting & Company, Richmond, Virginia, amounting, as of April 1st, 1930, to the sum of \$1700.00 and interest thereon at the rate of 8% per annum from April 1st, 1930, until paid, secured by a mortgage deed to W. B. Bayliss, Mortgagee, dated December 1, 1927 and recorded in the office of the Register of Mesne Conveyances in Mortgage Book No. 186 page 58, to be paid in monthly payments of \$25.00 each, beginning on the first day of May 1930 and on the first day of each month thereafter until said \$1700.00 with the interest thereon as aforesaid, shall have been fully paid and discharged, which said payments shall be credited first to the payment of said interest and any balance thereof that may remain shall be credited upon principal.

The grantee herein reserves the right to anticipate the payment of said indebtedness at any time by paying the unpaid balance then due with interest thereon at the rate of 8% per annum as aforesaid, to the date of such payment, and the grantor herein undertakes and agrees that, upon the full payment of said indebtedness, it will have said mortgage cancelled and satisfied of record.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and his heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as against the Mortgagee hereinbefore mentioned.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officer W. B. Bayliss, Vice-President, and its corporate seal attested by T. T. Adams, Jr., Secretary, on this the 24th day of April in the year of our Lord one thousand, nine hundred and thirty and in the one hundred and fifty fourth year of the Sovereignty and Independence of the United State of America.

Signed, sealed and delivered in the Presence of:
Carlton Garrett
T. W. Evans
Attest: T. T. Adams, Jr. (Secretary.)
South Atlantic Investment Corporation.
By W. B. Bayliss, Vice president.

State of Virginia,
City of Richmond.

Personally appeared before me T. W. Evans, and made oath that he saw the within named South Atlantic Investment Corporation by its duly authorized officer W. B. Bayliss, Vice-President, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with Carlton Garrett, witnessed the execution thereof.

Sworn to before me this 24th day of April A. D. 1930
T. W. Evans.
G. W. Reper (SEAL)
Notary Public for Virginia
My commission expires July 26th 1932. S. G. Stamps. \$1.00

Recorded this the 30th day of April 1930 at 12:45 P. M.

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