

The State of South Carolina,  
County of Greenville.

To All to Whom these presents shall come or be made known: Mrs. Annie Mae Branch, formerly of the County of Greenville, State of South Carolina, but now of the Town of Grovetown, County of Columbia, State of Georgia, Sends Greetings:

Now, Known all men by these presents, that for a good and valuable consideration, the receipt and sufficiency whereof is hereby expressly acknowledged, said Mrs. Annie Mae Branch has granted, bargained, sold, released, and conveyed and by these presents does hereby expressly grant, bargain, sell, release, and convey unto Atlantic Life Insurance Company, a corporation organized and existing under the laws of the State of Virginia, with its office and principal place of business in the City of Richmond, State of Virginia, 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. Gear 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. 63-55 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. 63-55 E. 66 feet to the point of beginning. Being the same lot conveyed to the grantor herein by J. E. Hall by deed dated the 12th day of June, 1929, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 107, at page 97.

To have and to hold, all and singular the said real estate and premises before mentioned, together with the buildings and improvements now or hereafter thereon, and all personal property now or hereafter attached in any manner to said buildings or improvements, and all the rights, members, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said party of the second part, its successors and assigns forever.

And the said party of the first part does hereby fully warrant the title to said land, buildings, improvements, personal property, and the rights, members, hereditaments, and appurtenances belonging unto the said real estate or in anywise appertaining thereto, and will defend all and singular the said premises unto the said Atlantic Life Insurance Company, its successors and assigns against the lawful claims of all persons whom or whatsoever, It Being Understood and Agreed, Nevertheless, that this sale and conveyance is made expressly subject to any and all taxes which may now be or hereafter become a lien or charge upon the said real estate as well as to any and all special assessments which may now be or hereafter become a lien or charge upon the same, and as well, finally, to any and all conditions and restrictive covenants which may be binding upon the said real estate.

It is Furthermore expressly understood and agreed that this deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. Among other things, the consideration therefor and herefor is full release of all debts, obligations, costs and charges heretofore subsisting on account of and by the terms of that certain mortgage from the said party of the first part to the said party of the second part, dated June 19, 1929, and recorded in the office of the R. M. C. for Greenville County, South Carolina, in Mortgage Book 160, page 149., heretofore existing on the property herein conveyed, and the notes secured thereby, this conveyance completely satisfying said obligation and terminating said mortgage and notes and all effect thereof in every respect.

Witness the hand and seal of the said grantor this the 15th day of July, in the year of our Lord One thousand Nine Hundred and Thirty-five, and in the One Hundred and Sixtieth year of the Independence of the United States of America.

Signed, sealed and delivered  
in the presence of:

Donna Belle Phillips  
Lallye W. Cook.

Notary Public in and for the Co. of Columbia, Ga.

Mrs. Annie Mae Branch (SEAL)  
Mrs. Annie Mae Branch