State of Virginia,

City of Richmond. to-wit:

To All to whom these presents shall come or be made known, or whom the same may in anywise concern, the undersigned, Atlantic Life Insurance Company, a corporation organized and existing unde the laws of the State of Virginia, with its principal office in the City of Richmond, Virginia, and legally domesticated and doing business in the State of South Carolina, sends greeting:

Now know all men that the understaned, the said Atlantic Life Insurance Company, for and in consideration of the sum of One thousand Four hundred seventy-eight dollars and thirty nine cents (\$1,478.39) to it in hand paid by T. A. Roe, the receipt whereof is hereby acknowledged, has granted bargained, seld and released and by these presents doth grant, bargain, sell and release unto the said T. A. Roe, his heirs and assigns in fee simple, forever and with general warranty, except as hereinafter stated, the following described real estate, to-wit:

"All that certain lot or parcel of land situate on the East side of Augusta Street, in the City of Greenville, South Carolina, and having according to survey made by Dalton and Neves, Engineers, January, 1926, the following metes and bounds, to-wit:

"Beginning at an iron pin on the East side of Augusta Street, which iron pin is 144 feet North of Harris Street, and running thence N. 66-30 E. 120 feet to a post; thence S. 12 E. 74 feet to a stake; thence S. 72-50 W.130.8 feet to a point in the end of a wall on Augusta Street; thence with Augusta Street, N. 0-45 W. 62 feet to the point of beginning; "being the same real estate conveyed to the grantor herein from E. Inman, baster by deed dated January 8, 1936, and recorded in the Office of R. M. C. for Greenville County, South Carolina, in Vol. 183, at page 40.

To Have and to nold the said real estate with all and singular, the rights, members, hereditaments and appurtanances whatsoever, to the said lands belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof, to the only proper use, benefit and benoof of the grantee and the grantee's heirs and assigns in fee simple forever, it being understood and agreed, nevertheless, that the said real estate is hereby conveyed subject (1) to the lien of any and all advalorem taxes against the said real estate for the year 1936, and subsequent years, as well as (2) to the lien or charge upon the said real estate of any and all sqecial assessments which on or after January 17, 1936, have become or hereafter become due and payable, and

(3) to all conditions and restrictive covenants, if any, which may be bindingupon the said real esta Except, however, to the extent aforesaid, the grantor covenants with the grantee and the Exercise sample of the real estate, and have good and sufficient right to sell and convey the same; that it has done no act to encumber the said real estate and will execute such further assurances of the same as may be requisite; that the said grantee shall have quiet possession of the said real estate, and that it, the grantor, will warrant and defend the said real estate against the lawful claims and demands of any and all persons or parties whomor whatsoever.