

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA.

WHEREAS, RICHMOND MORTGAGE AND LOAN CORPORATION is the owner of the complete equitable title to the real estate hereinafter described and conveyed, and Madison Investment Company, Incorporated holds the legal title thereto, but solely for the use and benefit of said Richmond Mortgage and Loan Corporation, and

WHEREAS, the Richmond Mortgage and Loan Corporation has directed the execution of this instrument by the Madison Investment Company, Incorporated for the purposes hereinafter set forth, as is evidenced by the signature and seal of the Richmond Mortgage and Loan Corporation hereto.

KNOW ALL MEN BY THESE PRESENTS that Madison Investment Company, Incorporated and Richmond Mortgage and Loan Corporation, both Virginia corporations, for and in consideration of Fifteen Hundred (\$1,500.00) Dollars to them paid by Kenneth S. Lord, and other consideration hereinafter referred to, 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 Kenneth S. Lord, all of the following described property, to-wit:

All that lot, piece, or parcel of land situate, lying and being in the City of Greenville, Greenville County, South Carolina, and more particularly described, as follows, to-wit:

Beginning at the Southwest corner of the intersection of the South line of Crescent Avenue with the West line of McDaniel Avenue, and from said point of beginning running thence with the West line of McDaniel Avenue, South 9 degrees 50 minutes West 205.5 feet to an iron pin; thence South 77 degrees 46 minutes West 87.5 feet to an iron pin; thence South 2 degrees 45 minutes East 72 feet to an iron pin; thence South 84 degrees 45 minutes West 17.29 feet to a point; thence North 80 degrees 15 minutes West 21.1 feet to a point in line of lot now owned by Thomas Clement Furman; thence along the line of said Furman, North 3 degrees 55 minutes West 272.2 feet to an iron pin on the South side of Crescent Avenue; thence with said Avenue North 83 degrees 35 minutes East 176.9 feet to the point of beginning.

Being all of the property conveyed to Madison Investment Company, Incorporated, by deed dated May 17, 1935 from E. Inman, Master, of record in the Clerk's Office of Greenville County, South Carolina, in Book 177, page 136, except the small triangular lot in the Southwest corner of said lot that was conveyed by the said Madison Investment Company, Incorporated to George E. Williams and Vinnie L. Williams, by deed dated June 10, 1936, and of record in said Clerk's office; reference to both of said deeds is here had and made for a better description of the property hereby conveyed.

The grantors herein agree to pay pro rate taxes chargeable against the property hereinabove described up to May 10, 1938, and the grantee assumes and agrees to pay taxes accruing subsequent to that date.

Together with all and singular the rights, members, privileges, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the said Kenneth S. Lord, his heirs and assigns forever. And the said Madison Investment Company, Incorporated and Richmond Mortgage and Loan Corporation do hereby bind themselves, and their successors and assigns, to warrant and forever defend all and singular the said premises unto the said Kenneth S. Lord, his heirs and assigns, against themselves and their successors, and against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

A part of the consideration for this conveyance is a purchase money mortgage of even date herewith from Kenneth S. Lord to Essex Investment Company, which conveys the aforesaid property to secure the payment of a note for the principal sum of Seven Thousand (\$7,000.00) Dollars and interest at 5% to accrue thereon from May 10, 1938, and which mortgage is to be filed for record along with this deed of conveyance, reference to which is here had and made.

In witness whereof, Madison Investment Company, Incorporated, and Richmond Mortgage and Loan Corporation have caused these presents to be signed in their names by their President and their seals hereto affixed, duly attested by their Secretaries, each thereto duly authorized, this the 3rd day of May, in the year of our Lord One Thousand Nine Hundred and Thirty-eight, and the one hundred and sixty-first year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

David B. Harris
Ella V. Norton



MADISON INVESTMENT COMPANY, INCORPORATED,

BY: T. Raysor Salley

President.

Attest: P. W. Whitney,

Secretary

Signed, sealed and delivered in the presence of:

David B. Harris
Ella V. Norton



RICHMOND MORTGAGE AND LOAN CORPORATION,

BY: T. Raysor Salley,

President

Attest: P. W. Whitney,

Secretary