

TITLE TO REAL ESTATE

5735 PROVENCE-JARRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS, That I, Vernon Josiah Holloway in the State aforesaid, in consideration of the assumption of mortgage debt hereinafter referred to by Cora McDaniel and love and affection for her, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Cora McDaniel and if she predeceases me then to Carol Holloway,

All that lot of land situate on Sullivan Street in the City and County of Greenville, South Carolina, and more particularly described as follows:

Beginning on Sullivan Street at corner of the J. C. Milford lot, and running thence with that line S. 3.06 W. 133 feet; thence S. 89.15 E. 50 feet; thence N. 2.45 E. 134.5 feet to Sullivan Street; thence with Sullivan Street N. 89.15 W. 50 feet to beginning and being the same lot conveyed to me by deed recorded in Deed Book 64 page 200.

As consideration for this conveyance, the Grantees herein do hereby assume and will pay, as per the terms stated in a Condition set out in the Habendum of this deed, the balance of that certain mortgage debt according to its terms, originally for \$2900.00, dated Aug. 1st, 1928, recorded in Vol. 186 Page 180 and later assigned to John W. Nix.

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 said Cora McDaniel, her heirs and assigns or if she predeceases me then to Carol Holloway, his heirs and assigns, subject, however, to the following reservations and conditions, which conditions are conditions precedent:

1. The Grantor shall have the joint use or occupancy of the Premises and/or receive half of the rents, income and profits during his natural life.
2. The Grantee shall not sell or convey the property without the written consent of the Grantor.
3. The Grantee shall pay at least one half of the present mortgage debt and not let any interest payment default; likewise one half of taxes and assessments due or to become due; insurance premiums, upkeep and repairs.
4. Upon breach of any of said conditions the property is to revert to me, my heirs and assigns.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Cora McDaniel, her heirs and assigns, against myself and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this the 24th day of February in the year of our Lord one thousand nine hundred and thirty eight in the one hundred and sixty second year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

May H. Brooks
Mary Lathem

The State of South Carolina,
Greenville County.

Vernon Josiah Holloway (L. S.)
Widower.

Personally appeared before me Mary Lathem and made oath that she saw the within named Vernon Josiah Holloway sign, seal and as his act and deed deliver the within written deed, and that she with May H. Brooks witnessed the execution thereof.

Sworn to before me this 24th day of February, A. D. 1938

B. A. Morgan (L. S.)

Mary Lathem.

Notary Public for South Carolina.

Recorded this the 24th day of February, 1938 at 8:58 A. M. #2364 BY:E.G.