

#21220

THIS DEED made this 16th day of October, 1939, between FIRST MORSE REALTY CORPORATION, a corporation duly organized and existing under and by virtue of the laws of the State of New York, having an office and place of business at 57 William Street, City, County and State of New York; party of the first part, and William C. Norris and Lula M. Morris, his wife, of Greenville, South Carolina, parties of the second part:

WITNESSETH

THAT, for and in consideration of the sum of Ten (\$10.00) Dollars and of other valuable considerations paid by the parties of the second part to the party of the first part, the receipt whereof is hereby acknowledged, the said party of the first part doth hereby give, grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, the following described property situated in the City of Greenville, County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in Ward Five of the City of Greenville, and having, according to a survey made by Dalton & Neves, Engineers, March, 1928, the following metes and bounds to-wit:- Beginning at an iron pin on the North side of Perry Avenue, which iron pin is the point of intersection of the North side of Perry Avenue with the West side of Lawton Avenue, and running thence with the North side of Perry Avenue, N. 72 1/4 deg. W. 92 feet to an iron pin; thence N. 18 1/2 deg. E. 200 feet to an iron pin; thence S. 72 1/4 deg. E. 92 feet to an iron pin on the West side of Lawton Avenue; thence with the West side of said Avenue, S. 18 1/2 deg. W. 200 feet to the point of beginning.

To Have and to hold the granted premises, with all the rights, easements and appurtenances thereto belonging to the said parties of the second part, their heirs and assigns, forever.

This property is conveyed subject to any state of facts which an accurate survey would disclose; to covenants, conditions, restrictions, exceptions, easements and reservations of whatsoever nature of record, if any; to the Zoning Laws and other restrictions, regulations, ordinances or statutes of municipal or other governmental authorities; and further subject to leases and tenancies, if any, obtaining against said premises.

The said party of the first part does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said parties of the second part, their heirs and assigns against it, its successors and assigns, and against every person whomsoever claiming the same or any part thereof.

In witness whereof, the said First Morse Realty Corporation has caused these presents to be signed in its name by its duly authorized officer and its corporate seal to be hereunto affixed and duly attested by its duly authorized officer the day and year first herein written.

Signed, sealed and delivered in the presence of:

M. P. Janiero  
I. M. Yungk

State of New York,  
County of New York ss

FIRST MORSE REALTY CORPORATION  
BY: C. W. Devoy,

President.

ATTEST: C. M. Walsh  
Assistant Secretary



Personally appeared before me M. P. Janiero who being duly sworn, says that he saw First Morse Realty Corporation by C. W. Devoy, its President and C. M. Walsh, its Assistant Secretary, sign and affix the corporate seal, and as the act and deed of First Morse Realty Corporation, deliver the foregoing deed and that he with I. M. Yungk witnessed the execution thereof.

Sworn to before me this 18th day of October, 1939.

Walter E. Stephenson, Notary Public, Kings County  
Kings Co. Clk. No 306, Reg. No. 416, Certificates filed in New York County  
Clerk's No. 650 Reg. No. O-S-433 Commission expires March 30, 1940.

M. P. Janiero

S. C. Stamps \$9.00  
U. S. Stamps \$4.50

For True Consideration See Affidavit  
Book 3, Page 164

Recorded October 25th, 1939 at 4:24 P.M. #13578 BY: E. G.