

D E E D

The State of South Carolina,

Know All Men By These Presents, that I, Mrs. A. E. Ramseur, a widow, of the City of Greenville, in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations to me in hand paid at and before the sealing of these presents, by A. Ramseur, of the City of Greenville, in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents, to grant, bargain, sell and release unto the said A. Ramseur:

All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, just outside the incorporate limits of the City of Greenville, on the Northern side of West Prentiss Avenue, being known as Lot No. 12, Block F, as shown on plat of property of O. P. Mills recorded in the R. M. C. Office for Greenville County in Plat Book "C" at page 176, and a strip of 8 feet at the rear of said lot, being one-half ( $\frac{1}{2}$ ) of a 16 foot alley which has heretofore been closed, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of West Prentiss Avenue,  $58\frac{1}{2}$  feet from the Northwest corner of Mission Street (formerly Church Street), corner of Lot No. 10, and running thence with the line of said Lot, N.  $44-33$  W. 188 feet to an iron pipe, corner of Lot No. 11, as extended; thence S.  $45-27$  W.  $58\frac{1}{2}$  feet to an iron pipe on Mission Street; thence with the line of said Mission Street, S.  $44-33$  E. 188 feet to an iron pipe on West Prentiss Avenue; thence with the Northern side of West Prentiss Avenue, N.  $45-27$  E.  $58\frac{1}{2}$  feet to the beginning corner; said premises being that conveyed to Mrs. A. E. Ramseur by two separate deeds of Mrs. Susan C. Mills, one being dated February 11, 1919, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "34" at Page 324, and the other being dated January 17, 1929, and recorded in the R. M. C. Office for Greenville County in Book of Deeds "192" at Page 244.

This conveyance is made subject to a mortgage of record, which the grantee assumes and agrees to pay.

I, Mrs. A. E. Ramseur, a widow, the above named grantor, hereby expressly except and reserves from this grant a life estate in said lands, together with the possession, use, rents, profits and proceeds, thereof, unto myself for and during the term of my natural life, it being the intent of this conveyance to vest a present estate in fee simple in the grantee herein, subject to a life estate in the grantor.

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 A. Ramseur, his heirs, and assigns forever. 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 A. Ramseur, his heirs and assigns against myself and my heirs and all and every other person or persons, lawfully claiming or to claim the same, or any part thereof.

Witness, my hand and seal this 19th day of April, in the year of our Lord, A. D. 1940, and in the one hundred sixty-fourth year of the independence of the United States of America. Signed, sealed and delivered in the presence of

Freda H. Ramseur  
W. G. Ramseur

Mrs. A. E. Ramseur (L. S.)  
A Widow

State of Florida  
County of Pinellas

Personally appeared before me Freda H. Ramseur, and made oath that she saw the within named, Mrs. A. E. Ramseur, a widow, sign, seal and as her act and deed deliver the within written deed, and that she with W. G. Ramseur, witnessed the execution thereof.

Sworn to before me this the 19th day of April, A. D. 1940.

W. G. Ramseur (SEAL)

Freda H. Ramseur

Notary Public, State of Florida at Large

Notary Public, State of Florida at Large

My commission expires Mar. 23, 1943.



For True Consideration See Affidavit  
Book 4, Page 35

No Stamps

Recorded May 17, 1940 at 11:04 A. M. #7195 BY: E.G.