

TITLE TO REAL ESTATE

48782 PROVENCE-J. BRAD CO.-GREENVILLE

The State of South Carolina,
County of Greenville.

Know all men by these presents that I, L. O. Patterson, individually and as trustee, of said county, in the state aforesaid, in consideration of the sum of six hundred and seventeen and 50/100 dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto E. P. Livingston all that certain lot, piece or parcel of land situate, lying and being in said state and County, about two or three miles south of the City of Greenville, between the Augusta Road and Reedy River, south of the property of Greenville County Club, made up of the north five feet of Lot No. 184, all of Lots Nos. 185, 186, and 187 and the south fifteen feet on Lot No. 188 of "Marshall Forest," as shown on Dalton & Neves" plat dated October, 1928, and recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "H", on pages 133 and 134, and having, according to said plat, the following metes and bounds, to-wit: Beginning at a stake on the east side of Ridge Drive, south of Club Drive, five (5) feet southward from the joint corner of Lots Nos. 184, and 185 (said stake being on the Northwest corner of lot belonging to Mrs. Clara R. Bull (see Deed Book 241, page 298), and running thence N. 66-12 E. 334 feet, more or less, to stake on a strip marked on said plat "10 Ft. reservation for pipes and poles;" thence along said strip N. 39-22 W. 98.6 feet, more or less, to a stake 10.4 feet, more or less, from the southeast corner of Lot No. 189; thence S. 66-12 W. [parallel with the joint line of Lots Nos. 188 and 189 and at all times exactly ten feet southward from such joint line) 307.6 feet, more or less, to a stake on Ridge Drive exactly ten (10) feet from the joint corner of Lots Nos. 188 and 189; thence along Ridge Drive S. 23-48 E. exactly ninety-five (95) feet to the beginning corner. This includes the land (fronting 30 feet on Ridge Drive) conveyed to me as trustee by said Clara R. Bull by deed recorded in Book 241, page 298; also Lots Nos. 186 and 187 (each fronting 25 feet on Ridge Drive) conveyed to me as trustee by Southern Guaranty & Trust Co., as trustee, by deed dated Aug. 23, 1932, and recorded in Book 154, page 229; also a strip (fronting fifteen feet on Ridge Drive) cut from the southern part of Lot No. 188, conveyed to me (individually) by Title Guarantee & Trust Co. as Trustee by deed dated May 29, 1929, and recorded in Book 164, page 349. The title to said premises is hereby conveyed subject to the "protective covenants" intended to enable owners of lots in this subdivision to borrow from the Federal Housing Administration, dated October 18, 1941, and recorded in said office in Deed Book 238, page 289. The grantee agrees, as a part of the consideration for this deed, to pay all taxes on said premises for the year 1942.

Together with all and singular the rights, members, 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 grantee and his heirs and assigns forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said fifteen foot strip (the southern part of Lot No. 188) hereby conveyed by myself individually unto the said grantee, and his heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof. And I do hereby bind myself, as trustee only, and my successors to warrant and forever defend all and singular the remainder of the premises hereby conveyed unto the said grantee, and his heirs and assigns, against myself and my successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 17th day of July, in the year of our Lord one thousand, nine hundred and forty-two and in the one hundred and sixty-seventh year of the independence of the United States of America.

Signed, sealed and delivered in the presence of:

Witnesses:

Helen Tharin
J. B. Perry

L. O. Patterson (L. S.)
Individually and as Trustee.

State of South Carolina,
County of Greenville.

For value received, the fifteen foot strip (cut from the southern part of Lot No. 188) conveyed by the within deed from L. O. Patterson (individually) to E. P. Livingston is hereby released from the lien of the mortgage dated February 28, 1935, recorded in the office of the Register of Mesne Conveyances for said County in Book 116, page 175; also from the lien of Judgment No. E-5723 (on file in the office of the Clerk of Court for said County), obtained on April 28, 1936, by W. A. Hopkins, as receiver of the Farmers Bank of Travelers Rest, and assigned by him to me on March 26, 1937.

Witness my hand and seal, this 17th day of July, A. D. 1942.

Signed, sealed and delivered
in the presence of:

J. B. Perry
Helen Tharin

Andrea C. Patterson (L. S.)