

TITLE TO REAL ESTATE

46782 PROVENUE-J. ARARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.)

KNOW all men by these presents that I, L. O. Patterson, of Greenville County, in the state aforesaid, in consideration of the sum of ten 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), and for other valuable considerations, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto John Bolt Culbertson all that certain lot, piece or parcel of land situate, lying and being in said state and county, a short distance north of the corporate limits of the City of Greenville, having the following metes and bounds, according to a recent revision of a plat made by G. A. Schulze, dated April 10, 1925, representing a subdivision of Lots numbered 2, 3, 4 and 5 in Block "E" of the Buist property as shown on page 10 of Plat Book "C" in the office of the Register of Mesne Conveyance for said county, to wit: beginning at a stake on the north side of Ashley Avenue, on the southwest corner of the three-foot strip of land conveyed by me to Frank A. Richerson et ux. by deed dated October 14, 1941, and recorded in said office in Book 238, page 175 (said stake being 3 feet from southeast corner of Lot No. 6 on the Schulze plat and the southwest corner of Lot No. 6 on the plat recorded in Plat Book "C", page 10), and running thence N. ~~9-45~~ E. one hundred and twelve (112) feet, more or less, along the Schulze line to a stake on the northwest corner of said three-foot strip; thence along the north boundary line of my property N. 80-15 W. ninety-eight and 6/10 (98.6) feet to a stake on the northeast corner of lot No. 5 on the Schulze plat; thence S. 3degrees E. one hundred and thirty-one and 2/10 (131.2) feet, more or less, to a stake on Ashley Avenue; thence with said Avenue N. ⁸97 E. seventy-one (71) feet to the beginning corner; this being all of Lot No. six (6) on the Schulze plat except the said three-foot strip sold to Richerson and now belonging to said Culbertson; this being part of the land conveyed to me by C. J. Larsen by deed dated July 31, 1924, and recorded in said office in Book 103, page 27; subject to the following restrictions: (1) that no building costing less than four thousand dollars (\$4,000.00) shall be erected on said lot or any part thereof within twenty years from this date; and (2) that no garage or other building except a dwelling shall be erected thereon within fifty (50) feet of Ashley during said term of twenty years. It is agreed that said grantee shall pay his pro rata share of the taxes on said land 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 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 premises 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.

Witness my hand and seal, this thirty-first 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:

M. L. Ward

L. O. Patterson (L.S.)

F. B. Massingale

The lot of land fronting 71 feet on the north side of Ashley Avenue, conveyed to John Bolt Culbertson by the foregoing deed, is hereby, for value received, released from the liens of the mortgages dated March 10, 1930, and February 28, 1935, respectively, recorded in the office of the Register of Mesne Conveyances for said county in Book 224, page 22, and Book 116, page 175, respectively; also from the lien of Judgment No. E-5723, obtained on April 28, 1936, by W. A. Hopkins as receiver of the Farmers' Bank of Travelers Rest, assigned by him to me on March 26, 1937, and now on file in the office of the Clerk of Court for said county.

Witness my hand and seals, this 31st day of July, 1942.

In presence of

M. L. Ward

Andrea C. Patterson (L.S.)

F. B. Massingale

The State of South Carolina,
County of Greenville.)

Personally appeared before me M. L. Ward and made oath that he saw the within named L. O. Patterson sign, seal and as his act and deed deliver the within written deed, and that he saw the within named Andrea C. Patterson sign, seal and as her act and deed deliver the within written release, and that he, with F. B. Massingale, witnessed the execution of said deed