

TITLE TO REAL ESTATE

48782 PROVISION - J. BRARD CO. - GREENVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS that I, Andrea C. Patterson, of the County of Greenville, in the state aforesaid, in consideration of the sum of one dollar 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 Greenville County, a body politic and corporate under the laws of said state, all that certain triangular lot, piece or parcel of land situate, lying and being in said state and county, about a quarter of a mile south of the corporate limits of the City of Greenville, having the following metes and bounds, to-wit: Beginning at a stake on the southwest boundary line of Hillcrest Avenue, on the east, rear corner of the lot conveyed by The South Carolina National Bank to Julius W. Davis on November 15, 1926, by deed recorded in the Office of the Register of Mesne Conveyances for said county in Book 72, page 437, and on the line of Lot No. 96 of "Crescent Terrace", as shown on R. E. Dalton's plat of July, 1919, recorded on page 137 of Plat Book "E", in said office (said beginning corner being 324.5 feet, more or less, from the Augusta Road, when measured along the joint boundary line between said two lots, running approximately N. 32-50 E.), and running from said beginning corner approximately N. 32-50 E. (on the same course as said boundary line between said lots) 18.6 feet, more or less, to the joint rear corner of Lots Nos. 87 and 88 on said plat; thence S. 0-29 E. 25.1 feet, more or less, along line of said Lot 88 to the point where said rear line would be intersected by the southwest line of Hillcrest Avenue if the latter were prolonged on the same course as it now runs (probably about S. 49 E.); thence along said prolongation of Hillcrest Avenue (and dividing the same from the lot this day conveyed by me to J. McD. Law) approximately N. 49 W. 14 feet, more or less, to the beginning corner; the lot hereby conveyed being the extreme north corner of said Lot No. 96; which was conveyed to me by Fred W. Graham on March 2, 1927, by deed recorded in said office in Book 120, page 340; it being the intent hereof that the premises hereby conveyed shall become and remain in perpetuity a part of said Hillcrest Avenue. It is agreed that said grantee assumes payment of the taxes on said premises for the year 1945.

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 its successors and assigns forever, on condition, however, that the same be used forever by the public as a street, and for no other purpose, and that in case of violation of this condition said premises shall revert to me or my heirs or assigns; but in such event the owners of said Lot No. 88 and the owners of the remainder of said Lot No. 96 shall have the perpetual right to enter upon and use the premises hereby conveyed in the same manner and to the same extent as though they were a portion of said Hillcrest Avenue.

Witness my hand and seal, this eleventh day of June, in the year of our Lord one thousand, nine hundred and forty-five and in the one hundred and sixty-ninth year of the Independence of the United States of America.

Signed, sealed and delivered
in the presence of:

W. E. Holbrook
F. B. Massingale

Andrea C. Patterson (L. S.)

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY APPEARED BEFORE me W. E. Holbrook and made oath that he saw the within named Andrea C. Patterson sign, seal and as her act and deed deliver the within written deed, and that he, with F. B. Massingale, witnessed the execution thereof.

Sworn to before me, this 11th
day of June, A. D. 1945.

W. E. Holbrook.

F. B. Massingale (L. S.)

Notary Public for South Carolina.

No Stamps.

Recorded June 28th, 1945 at 11:07 A. M. #7502 BY:E.G.