

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That: I, E. C. Stephens

in the State aforesaid. _____
in consideration of the sum of Four Thousand Two Hundred and Fifty (\$4250.00)

DOLLARS,

to me paid by George W. Simpson

in the State aforesaid, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said George W. Simpson, his Heirs and Assigns forever,

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

in the town of West Greenville, on the south side of Perry Avenue and having the following metes and bounds, to-wit:

BEGINNING at a stake on the south side of Perry Avenue, 34 feet from the corner of a lot formerly owned by L. T. Gerald on Perry Avenue, and running thence along said Avenue 50 feet to a stake; thence S. 22½ W. 191 feet to a stake; thence along line parallel with Perry Avenue 50 feet to a stake; thence N. 22½ E. 191 feet to the beginning corner. This is the house and lot now known as No. 40 Perry Avenue and is also known and designated as lot No. 6 on the Greater Greenville Tax Map, page 119. The grantor also conveys any and all rights that he may have in a 13 foot alley shown on said Greater Greenville Tax Map. Grantee is to pay State and County taxes for 1945.

The grantor warrants that he will deliver possession of the premises not later than sixty (60) days after the date of this deed, and that he will do his utmost to deliver possession within thirty (30) days after the date of this deed. The grantor and the grantee agree that the grantor is not to pay rent during the first thirty (30) days, but is to pay rent during the second thirty (30) day period if possession is not given at or before the expiration of the first thirty (30) days.