

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 two thousand, three hundred and forty dollars, to me in hand paid at and before the sealing of these presents by the grantees 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 Albert J. Quigley and Mrs. Dorothy L. Quigley all that certain lot, piece or parcel of land situate, lying and being in said state and county, about three and a quarter miles southeastward from Greenville County court house, between the Augusta Road and Reedy River, opposite the Greenville Country Club golf course, having the following metes and bounds, according to Dalton & Neves' plat of "Marshall Forest," made in October, 1928, and recorded in the office of the Register of Mesne Conveyance for said county in Plat Book "H", on pages 133 and 134, to wit: beginning at a stake on the south side of Riverside Drive, approximately 409 feet eastward from Ridge Drive, on the northeast corner of the lot conveyed to Marion W. Merritt by Andrea C. and L. O. Patterson on April 15th, 1946, and running thence N. 75-54 E. along Riverside Drive 118.1 feet, more or less, to the corner of Sylvan Way; thence along Sylvan Way S. 23-48 E. 296.7 feet, more or less, to the corner of Club Drive; thence along Club Drive S. 57-26 W. 117.4 feet, more or less, to the southeast corner of the lot sold to N. W. Merritt as aforesaid; thence along the Merritt line N. 23-48 W. 334.5 feet, more or less, to the beginning corner; this being the eastern ^{two} third of Lot number three, as shown on said plat, and the same conveyed to me by Southern Guaranty and Trust Company, as trustee, on November 8, 1930, by deed recorded in said office in Book 85, page 398. The title hereby conveyed is subject to the provisions of the "protective covenants" (intended to enable owners of lands 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, and to the additional covenant that no dwelling costing less than ten thousand dollars shall be erected on said premises or any portion thereof. It is further agreed that said grantees will pay the taxes on said premises for the year 1946.

EMB. Jr.
Atty for
LOP
P.C.F.
Atty for
A.J. Q. &
D.L.Q.

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 grantees their 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's and their 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 23rd day of April in the year of our Lord one thousand, nine hundred and forty-six, and in the one hundred and seventieth year of the independence of the United States of America.

Signed, sealed and delivered)
in the presence of:)
Evelyn Goddard) L. O. Patterson (L.S.)
Ollie Farnsworth)

For value received, the portion of Lot No. 3 conveyed to Albert J. Quigley et al by the foregoing deed is hereby released from the liens of the following encumbrances:
(1) The mortgage dated March 7, 1932, and recorded in the office of the Register of Mesne Conveyance for Greenville County, S. C., in Book 116, page 160, and assigned to me by Erin S. Dorroh on October 20, 1937;
(2) The mortgage given to me on February 28, 1935, and recorded in said office in Book 116, page 175; and
(3) 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.

In presence of)
Evelyn Goddard) Andrea C. Patterson (L.S.)
Ollie Farnsworth)