

GREENVILLE CO. S. C.

BOOK 541 PAGE 331

State of South Carolina

DEC 20 2 34 PM 1955

QUITCLAIM DEED

Greenville County

OLLIE FARNSWORTH
R. M. C.

Know all Men by these presents, That I, Francis M. Hipp,

in the State aforesaid,

in consideration of the sum of One and no/100 (\$1.00) Dollars

to me paid by Elizabeth Jamison Carr

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, ~~sold~~ and re-quitclaimed
quitclaim
leased, and by these presents do grant, bargain, ~~sell~~ and release unto the said Elizabeth Jamison Carr, her heirs and assigns:

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

of South Carolina, with the buildings and improvements thereon, lying and being on the easterly side of East Avondale Drive, in the City of Greenville, S. C., being shown as Lot No. 9, Block K, on the plat of Northgate as recorded in the RMC Office for Greenville County, S. C. in Plat Book G, pages 135-136, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of East Avondale Drive at a point 450 feet north of the southeasterly corner of the intersection of East Avondale Drive and Morningdale Drive, said pin being the joint front corner of Lots Nos. 9 and 10, Block K, and running thence along the joint line of said lots S 79-20 E 228.1 feet to an iron pin; thence N 2-29 E 70.65 feet to an iron pin, joint rear corner of Lots Nos. 8 and 9; thence along the joint line of said lots N 79-20 W 218.5 feet to an iron pin on the easterly side of East Avondale Drive; thence along the easterly side of said Drive S 10-40 W 70 feet to the point of beginning.

The reason for this quitclaim deed is as follows:

By deed dated January 6, 1931 Utopian Developing Company conveyed this property to Estelle Jamison per Deed Book 138, page 12. Estelle Jamison gave two mortgages on the property, one being a mortgage to Utopian Developing Company. By deed dated January 6, 1931 Estelle Jamison conveyed the property to The Peoples National Bank of Greenville, as Trustee, to hold same in trust for her benefit per Deed Book 156, page 67. By deed dated August __, 1937, The Peoples National Bank of Greenville, as Trustee, with the approval of Estelle Jamison, conveyed the property back to Utopian Developing Company in satisfaction of the mortgage held by Utopian. By deed dated January 8, 1941 and recorded in Deed Book 232, page 109, Utopian Developing Company conveyed the property back to Estelle Jamison. However, by a prior deed dated December 9, 1940 and recorded in Deed Book 227, page 130, Utopian Developing Company conveyed several tracts of land comprising Northgate Heights to Surety Mortgage Company, excepting from the conveyance, however, all lots in that subdivision theretofore conveyed out by the grantor. At the time of this conveyance Utopian Developing Company held legal title to the lot in question, but it was not specifically excepted from the deed. By deed dated February 5, 1951 and recorded in Deed Book 428, page 500, Surety Mortgage conveyed all of the land it owned to Francis M. Hipp, the following

180-3-9

(over)