

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS that T. L. J. Patterson, as executor of the will of Miss Elizabeth S. Whitmire, deceased, and as trustee thereunder, of the City 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), and in further consideration of a release of liability on the mortgage hereinafter mentioned,

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto H. P. McGee, as Trustee under the will of E. M. McGee, deceased, all that certain lot, piece, or parcel of land situate, lying and being in the State of South Carolina, in Greenville City and County, beginning at a stake on the south-east corner of West McGee Avenue and Academy Street, and running thence along said street in a southerly direction one hundred and forty-five feet, more or less, to an alley separating this lot from the Morgan & Austin property; thence eastwardly along said alley sixty-six and 4/10 feet, more or less, to a stake on corner of the Hill property; thence northward along the Hill line one hundred and forty-five feet, more or less, to a stake on McGee Avenue; thence along said avenue westward fifty-two and 8/10 feet, more or less, to the beginning corner. Part of this lot was conveyed to T. E. Whitmire by Miss Elizabeth S. Whitmire by deed dated May 8, 1900, and recorded in office of Register of Deeds Conveyances for said County in Book "GGG", at page 215. The remainder was conveyed to him by Lewis W. Parker by deed dated Dec. 13, 1895, and recorded in said office in Book "GGC", at page 418. Said T. E. Whitmire died intestate leaving as his sole heir and distributee his sister, the said E. S. Whitmire, to whom this lot descended by operation of the statute of distributions of said State. She died on May 7, 1928, leaving of full force her will dated November 14, 1923, admitted to probate by the Probate Court for said County on May 18, 1928, and now on file in the office of said court in Apartment 232, File 10. By that will she appointed L. J. Patterson executor; I obtained letters testamentary on May 18th, 1928, and an execution thereunder in the powers vested in me by said will and by an order signed by Judge G. D. Oxner, dated July 1, 1935, in a suit brought by me against Miss Nellie Hart Harris, et al, in the Court of Common Pleas for said County. [S-C-P No. E-5620]

This deed is an absolute conveyance in effect as well as in form, diverting me of the title to said property and vesting a fee simple estate in said grantee. It is not intended as a mortgage, trust deed or security of any kind. The consideration therefor is full release of all debts, notes, obligations, costs and charges heretofore subsisting on account and by the terms of that certain mortgage heretofore existing on the property herein conveyed, executed by the said Elizabeth S. Whitmire to American Bank & Trust Co., dated August 25, 1924, and recorded in office of Register of Deeds Conveyances for said County in Book 147, at page 73; said mortgage having been assigned on the day of its date by said American Bank & Trust Co. to H. M. McGee, and by the administrator of his estate to H. P. McGee, trustee for the estate of H. M. McGee, deceased, on November 23, 1925. This conveyance completely satisfies said obligation and terminates said mortgage and the note secured thereby and any effect thereof in all respects and releases me as executor of the will of said E. S. Whitmire and as trustee thereunder and her estate from any and all liability therefor; and said grantee, by accepting this deed, agrees and undertakes to pay all taxes assessed against said property for the year 1935 and all prior years, and to save said estate harmless by reason of such taxes, this being a substantial portion of the consideration for the execution hereof.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said grantee and his successors and assigns forever, with all the powers and discretion vested in him by the will of E. M. McGee, deceased, dated August 13, 1923, and now on file in the office of the Probate Court for said County in Apartment 202, File 33, and by the decree rendered by Hon. J. Henry Johnson, on September 17, 1932, in a suit by the said H. P. McGee against Ida May Hill, et al. in the Court of Common Pleas for said County; see Judgment No. E-3166.

The above described land is ... Use state conveyed ... of ... by ... recorded ... in office of Register of Deeds Conveyances ... for Greenville County, S.C., in Book ... Vol. ... TO HAVE AND TO HOLD ... the said grantee and ... Assigns forever. And I do hereby bind myself, and my successors and Administrators to warrant and forever defend all and singular the said premises unto the said grantee, and his successors, heirs and assigns, against myself and my successors as executor ... my hand and seal, this twenty ninth day of August in the year of our Lord one thousand, nine hundred and thirty five and in the one hundred and sixtieth year of the Independence of the United States of America. Signed, Sealed and Delivered in the presence of Nellie M. Smith, Evelyn Goddard, L. O. Patterson as Executor of the will of Miss Elizabeth S. Whitmire, deceased, and as Trustee thereunder.

THE STATE OF SOUTH CAROLINA, County of Greenville. PERSONALLY appeared before me Nellie M. Smith and made oath that she saw the within named L. O. Patterson, as Executor of the will of Miss Elizabeth S. Whitmire, deceased, sign, seal and as trustee, herunder, et and deed deliver the within written deed, and that she with Evelyn Goddard, witnessed the execution thereof. SWORN TO before me this 29th day of AUG. A. D. 19 35 J. L. Love, Notary Public for South Carolina. Nellie M. Smith

THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. RENUNCIATION OF DOWER. I, do hereby certify unto all whom it may concern that Mrs. did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Given under my hand and seal, this A. D. 19 Notary Public for South Carolina. Recorded August 29th 19 35 at 12:40 P. M.

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