

ATLANTIC LIFE INSURANCE COMPANY-WARRANTY DEED

Book 3, Page 29

Re: Real Estate No. 4566

Approved for Execution

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

A. B. S.
KNOW ALL MEN BY THESE PRESENTS

That THIS DEED, made as of the 1st. day of June, 1938, by and between ATLANTIC LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Virginia, with its Home Office and principal place of business in the City of Richmond, State of Virginia, hereinafter called the grantor, and ACME REALTY COMPANY, a corporation organized and existing under the laws of the State of South Carolina, with its principal office in the City of Greenville, County of Greenville, State of South Carolina, hereinafter called, whether one or more, the grantee:

WITNESSETH:

That for a good and valuable consideration, the sufficiency whereof is hereby expressly acknowledged, part thereof having already been paid in cash at and before the sealing and delivery of these presents, the balance amounting to the principal sum of Forty-one Thousand Eight Hundred Twenty-one and 03/100 Dollars (\$41,821.03), together with interest thereon from the date hereof until paid at the rate of six (6) per centum per annum, payable, principal and interest, in One Hundred and Nineteen (119) equal monthly instalments of Three Hundred and Fifty Dollars (\$350.00) each on the first day of each month hereafter beginning July 1, 1938, and one last instalment of Eighteen Thousand Nine Hundred Eight-six and 34/100 Dollars (\$18,986.34) plus accrued interest on June 1, 1948, to secure which said balance and interest a vendor's lien is hereby expressly retained in the form of and to be secured by a certain purchase money Mortgage, Deed of Trust, or Loan Deed, as the case may be, from the grantee to said ATLANTIC LIFE INSURANCE CO. conveying as security the real estate hereinafter described, the said instrument to be of even date and recorded simultaneously herewith, and reference to the same being now hereby expressly made, the grantor has bargained, sold, released, granted, conveyed and confirmed, and by these presents does hereby expressly bargain, sell, release, grant, convey and confirm unto the grantee and unto the grantee's heirs and assigns in fee simple forever, and with GENERAL WARRANTY, except as hereinafter stated, the following described real estate, to-wit:-

All that certain lot or parcel of land situate, lying and being on the north side of West McBee Avenue, in the block between Richardson and Academy Streets, in the City and County of Greenville, South Carolina, and having, according to a survey made by Dalton and Neves, Engineers, May, 1926, the following metes and bounds, to-wit:

BEGINNING at a point on the north side of West McBee Avenue, the center of a seventeen inch brick wall, which point is 142.75 feet west of Richardson Street, and running thence with the center of said wall, N. 18-34 E. 95.4 feet to a point in the center of said wall; thence still with center of said wall and on, N. 18-01 E. 105 feet to an iron pipe; thence N. 68-03 W. 48 feet to an iron pipe; thence S. 21-26 W. 200 feet to a point on West McBee Avenue; thence with said Avenue S. 67-58 E. 58.75 feet to the point of beginning.

Being the same real estate conveyed to the grantor from E. Inman, Master by deed dated October 11, 1930, and recorded in the Office of R. M. C. in and for the County of Greenville, State of South Carolina in Volume 149, page 424.

TO HAVE AND TO HOLD the said real estate with all and singular, the improvements, rights, members, easements, hereditaments and all other privileges and appurtenances to the same belonging or in anywise appertaining, to the only proper use, benefit and behoof of the grantee and the grantee's heirs and assigns in fee simple forever, it being UNDERSTOOD AND AGREED, NEVERTHELESS, that this sale and conveyance if of country or farm property is in gross and not by the acre, and furthermore, is made expressly subject (1) to the lien of any and all ad valorem taxes against the said real estate for the year 1936, and subsequent years, as well as (2) to the lien or charge upon the said real estate of any and all special assessments which on or after September 5, 1935 have become, or hereafter become due and payable, and (3) to all conditions and restrictive covenants, if any, which may be binding upon the said real estate:

Except, however, to the extent aforesaid, the grantor covenants with the grantee and the grantee's heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of the said real estate, and has good and sufficient right to sell and convey the same; that it has done no act to encumber the said real estate and will execute such further assurance of the same as may be requisite; that the said grantee shall have quiet possession of the said real estate, and that it, the grantor, will warrant and defend the said real estate against the lawful claims and demands of any and all persons or parties whom or whatsoever.

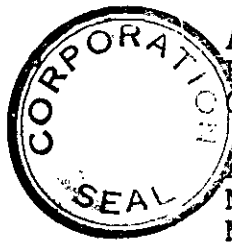
IN WITNESS WHEREOF, Said ATLANTIC LIFE INSURANCE COMPANY has caused these presents and this deed to be hereunto signed in its corporate name and its corporate seal to be hereunto affixed and attested, all by its officers thereunto duly and sufficiently authorized, and all being done as of the day, month and year first above written.

Signed, sealed and delivered in the presence of:

A. B. Scott
A. B. Scott

H. Ernest Owen
H. Ernest Owen

STATE OF VIRGINIA
CITY OF RICHMOND



ATLANTIC LIFE INSURANCE COMPANY,
By- Geo. A. Shuman
Geo. A. Shuman, Treasurer

ATTEST:
M. M. Blair
M. M. Blair, Assistant Secretary

Approved for Execution
A. B. S.

Personally appeared before me A. B. Scott and made oath that he saw Atlantic Life Insurance Company, by Geo. A. Shuman, its Treasurer, sign, and as the act and deed of said Company, deliver the foregoing instrument, and saw M. M. Blair, its Assistant Secretary, affix the corporate seal of said Company thereto and attest the same, and that he, with H. Ernest Owen, in the presence of each other, witnessed the due execution thereof.

Sworn to before me this 16th. day of June, 1938.

U. S. Stamps \$46.50
S. C. Stamps \$93.00



A. B. Scott (SEAL)
H. Ernest Owen, Notary Public in and for the City of Richmond, State of Virginia, whose commission expires the 23d. day of April, 1939.

Recorded June 29th. 1938 at 10:28 A. M.