

The State of South Carolina,
County of Greenville.

Know all men by these presents that we, Lowry Davis, Mary D. Mallard, Fannie C. Scott, Mattie D. Babb, Edward P. Davis, Mary G. Thompson and Edward Owings Guerrant, children and grandchildren of Mrs. Mary Agnes Davis, late of the City and County of Greenville, in the state aforesaid, in consideration of the sum of three dollars to each of us in hand paid at and before the sealing of these presents by the grantee herein after named (the receipt whereof is hereby acknowledged), and in settlement of the mortgage hereinafter mentioned, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Roberta Davis all and each of our undivided right, title, interest, estate, claim and demand whatsoever, both at law and in equity, in and to all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina and County of Greenville, in the Fifth Ward of the City of Greenville, having the following metes and bounds, to-wit: Beginning at a stake on the west side of River Street, approximately 247.3 feet north of Rhett Street, on corner of lot now or formerly belonging to the Misses Berry, and running thence along River Street N. 1-4/5 E. about seventy-five and 3/10 (75.3) feet to a stake on corner of lot formerly belonging to G. Lawrence Walker; thence along the Walker line S. 71 W. about three hundred and sixteen (316) feet to a stake on corner of lot now or formerly belonging to Lillie G. Watts; thence along the Watts line S. 19-1/6 E. about sixty-eight (68) feet to a stake on corner of lot belonging to the Second Presbyterian Church; thence along line of the church lot and line of the Berry lot N. 71 E. about two hundred and eighty-five (285) feet to the beginning corner. This is the same lot conveyed by the said Fannie C. Scott to her mother, Mrs. Mary Agnes Davis, by deed dated June 12, 1930, and recorded in the office of the Register of Mesne Conveyances for said county in Book 152, page 165. The said M. A. Davis departed this life, intestate, on or about the ninth day of March, 1939, leaving as her sole heirs at law and distributees the grantors and grantee herein, to whom said real estate descended by operation of the statutes of distribution of said state. This is shown as "Lot 71-1-20" on the city block book, and is conveyed subject to the right of way (for joint entrance over a driveway from River Street) granted by John K. Ragsdale to said G. L. Walker, dated December 19, 1914, and recorded in said office in Deed Book 10, page 469. It is conveyed in settlement of the mortgage given by the said Fannie C. Scott to Wilmington Savings & Trust Co. for \$7,500, dated May 21, 1928, recorded in said office in Book 200, page 162, assigned on April 2, 1932, to Elizabeth H. McManus, and by her on October 12, 1936, to the said Roberta Davis, the grantee herein. It is agreed that said mortgage shall not merge in the fee, but shall stand open for the protection of said grantee against intervening incumbrances, if any there be. It is further agreed that the estate of the said M. A. Davis shall pay all past due taxes and assessments against said premises, as well as her proportion of the taxes for the year 1939, and that said grantee shall pay her proportion of the 1939 taxes, to wit, the pro rata share thereof from the date of this deed to December 31, 1939.

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 grantee and her heirs and assigns forever.

Witness our hands and seals, this twenty-fifth day of May, in the year of our Lord one thousand, nine hundred and thirty-nine, and in the one hundred and sixty-third year of the independence of the United States of America.

Signed, sealed and delivered in the presence of:

Ellen W. Crain) As to Mrs. Scott and
L. O. Patterson) Mrs. Babb
Elsie Sample) As to Edward P. Davis
Edith T. Gallant) & Mary D. Mallard
Ruby Fraley) Witness to Mary
Anne C. Campbell) Guerrant Thompson
Alice Draper (As to Lowry Davis
Li Chingme)
D. E. Depue) As to E. O. Guerrant
W. O. Brooks)

Lowry Davis ✓ (L. S.)
Mary D. Mallard ✓ (L. S.)
Fannie C. Scott ✓ (L. S.)
Mattie D. Babb ✓ (L. S.)
Edward P. Davis ✓ (L. S.)
Mary Guerrant Thompson ✓ (L.S.)
Edward Owings Guerrant ✓ (L.S.)

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Personally appeared before me Ellen W. Crain and made oath that she saw the within named Fannie C. Scott and Mattie D. Babb sign, seal and as their act and deed deliver the within written deed, and that she, with L. O. Patterson, witnessed the execution thereof.

Sworn to before me, this 25th day of May, A. D. 1939.

L. O. Patterson (L. S.)
Notary Public for South Carolina.

Ellen W. Crain

