

TITLE TO REAL ESTATE

46722 PROXENCE-J. LEARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

Know all men by these presents that Southern Guaranty and Trust Company (successor to Title Guaranty and Trust Company), a corporation chartered under the laws of said state and having its principal place of business at Greenville, in said state and county, as trustee, and L. O. Patterson, as attorney, of said county, in the state aforesaid, in consideration of the sum of one hundred dollars to said corporation in hand paid at and before the sealing of these presents by the grantee 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 (Mrs.) Andrea C. Patterson all that certain piece, parcel or tract of land situate, lying and being in said state and county, not quite two and one-half miles slightly south of west of the county court house in the City of Greenville, having the following metes and bounds, according to Dalton & Neves' plat thereof, dated April, 1942, and recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "K", on page 128, to wit: beginning on an iron pin at the junction of Washington Avenue and the White Horse Road and running thence along said avenue S. 22 E. eight hundred and thirty-one feet to an iron pin on line of lot conveyed to Jones R. West by deed dated September 11, 1922, and recorded in said office in Book 79, page 335; thence along line of said lot (shown on said plat as belonging to Remus Rouda) S. 80-13 W. 194 feet to corner of Lot No. 25 on said plat; thence along the portion of said J. R. West lot shown on said plat as belonging to George Carn S. 21-47 E. 193.6 feet to an iron pin on Gordon Street, on the southeast corner of Lot No. 25; thence along Gordon Street S. 79-35 W. 404.5 feet to a stake on the White Horse Road, on the southwest corner of Lot No. 22; thence along said White Horse Road one thousand and seventy-eight and three-tenths feet to the beginning corner by the four following courses: N. 12 E. 785.5 feet to an iron pin; N. 8-57 E. 98.2 feet to an iron pin; N. 3-22 E. 146.6 feet to an iron pin and N. 22-07 E. 48 feet to the iron pin at the beginning corner. This is the land conveyed to said Title Guaranty & Trust Co. on August 4, 1924, by deed recorded in said office in Book 100, page 311. In pursuance of the terms of said deed, said Southern Guaranty and Trust Company sold said premises at public auction to the highest bidder (viz., L. O. Patterson, as attorney) for one hundred dollars in the County Court House at Greenville, S. C., on salesday, July second, 1945, during the legal hours of sale, after advertising such sale by publishing a notice thereof in the "Greenville Piedmont" once a week for at least three weeks prior to such sale. Said attorney assigned his bid to the grantee herein and requested said Southern Guaranty & Trust Co. to convey said premises to said grantee. It is distinctly understood and expressly agreed that the mortgage now belonging to said grantee, dated August 4, 1924, and recorded in said office in Book 31, page 166, shall not merge in the fee hereby conveyed to said grantee, but shall remain open for her protection against intervening encumbrances, if any. Said premises are hereby conveyed subject to all mortgages and other liens and easements thereon, and to all sales contracts made before the hour of said auction sale.

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.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and its corporate name to be hereunto subscribed by its duly authorized officer, L. O. Patterson, its president and treasurer, ^{and} by its directors as trustees under the provisions of Section 7710 of the 1942 Code of Laws of said state (the charter of said corporation having been surrendered voluntarily), on this the eighteenth day of August, in the year of our Lord one thousand, nine hundred and forty-five, and in the one hundred and seventieth year of the independence of the United States of America; and the said L. O. Patterson, as attorney, has hereunto subscribed his name and affixed his seal on said last mentioned date.