

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mary J. Bayne

in the State aforesaid,
in consideration of the sum of Love and Affection and the agreements hereinafter expressed

to me paid by Mrs. Ethel B. Cloninger, Dollars,

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said Mrs. Ethel B. Cloninger, her heirs and assigns:

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

About one mile northwest of the City of Greenville, and being shown as Lot No. 2, Block A, of the Mountain View Subdivision on plat of W. A. Adams, made in February 1910, which is recorded in Plat Book A, pages 396-7, more particularly described as follows:

Beginning at an iron pin 178 1/2 feet from the corner of Martin Street and Buncombe Road, running thence in a Westerly direction 202 1/2 feet to a pin on a 10 foot alley, which point is 153 feet from the north said of Martin Street, as measured along the alley; thence along the alley in a northerly direction 33.6 feet to a pin; thence in an easterly direction 196 feet to a pin on the Buncombe Road; thence along said road in a Southernly direction 58 1/2 feet to the beginning corner.

This being the same land conveyed to me by the Mountain View Land Company, January 21, 1914, the deed being recorded in Book 25, Page 319, of the records for Greenville County.

This deed is made subject to and upon the following conditions, covenants, and agreements:

1. The grantee hereby expressly assumes and agrees to pay a mortgage for \$1200.00 dated October 21, 1929, due 3 years for date, and recorded in Volume 208, at page 27 of the mortgage records for Greenville County.

2. The grantee hereby agrees, in behalf of herself, her heirs, successors and assigns, (excepting the purchaser of said land, for value, whether for cash, trade or otherwise), that she will care for and support the grantor, during her natural life, and that the grantor is to have a lien upon this property for the proceeds derived from any sale or trade thereof, for such support, should the grantee or those succeeding her fail to give such support to the grantor, then the title to this property to immediately revert to the grantor. The grantee and her successors, heirs assigns are given full authority in his or her discretion to dispose of this property by sale, trade or otherwise, without in any manner, consulting the grantor, and such party acquiring this property for value, will thereby acquire a good and valid title free from the lien hereby reserved, without having to consult the grantor in any manner whatsoever; it being expressly agreed and understood that if the grantor wishes to exercise her right to have the title revert to her, because of non-support, that she will file written notice of such intention in the office of the R. M. C. for Greenville County, and that any purchaser, before such notice is filed, will be protected.

Should the grantee or her successors dispose of this property, then the lien herein granted and reserved to the grantor, will be transferred to the proceeds derived from such sale, whether such proceeds be in cash or property exchanged.