This deed made this 14th day of April, 1934, between John E. Lee, unmarried, of the County of Essex, State of New Jersey, party of the first part and John A. Babb of Greenville, S. C. party of the second part.

<u>WITNESSETH</u>

That, for and in consideration of the sum of Ten Dollars (\$10.00) and of other valuable considerations paid by the party of the second part, the receipt where of is hereby acknowledged; the execution and delivery of a promissory negotiable note in the principal sum of One Thousand Bine Hundred Bignty Bollars (\$1,980.00) secured by a first deed of trust on the premises hereinafter described, bearing even date herewith, and to be simultaneously executed and delivered; the assumption by the party of the second part of the taxes and assessments, assessed or assessable upon the said property for the year 1934 and all installments of assessments whensoever assessed, payable during the subsequent to the said year 1934, the party of the first part does hereby grant, bargain, sell and convey unto the party of the second part, his heirs and assigns, the following described property;

All that certain lot of land in the County of Greenville, State aforesaid, near the City of Greenville, in a subdivision known as Fair Heights, having the following metes and bounds: Beginning at an iron pin on the west side of Brookdale Avenue, 163.7 feet from the intersection of Brookdale Avenue, 163.7 feet from the intersection of Brookdale Avenue and the Laurens Road, and running thence with Brookdale Avenue, S. 31.20 W. 50 feet to an iron pin; thence N. 58.40 W. 150 feet to an iron pin; N. 31-20 E. 50 feet to an iron pin; thence S. 58.40 2. 150 feet to the beginning; being designated as Lot No. 27 of Block G, on a plat of Fair Heights property, which plat is recorded in the office of the R. M. C. for Greenville County, in Plat Book "F", Page 257.

Being the same property conveyed to John E. Lee by deed from E. Inman, Master, bearing date on the 5th day of February 1934, and filed for record in the office of the R. M. C. for Greenville County, North Carolina in Book 173, at page 190.

Together with all and singular the Rights, members, Hereditaments and

Appurtenances to the said Premises belonging, or in anywise incident or apportaining. To Have and to Hold all and singular the Premises before mentioned unto the said John A. Babb, his heirs and assigns forever.

And the said John E. Lee does hereby bind himself, his heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said John A. babb, his heirs and assigns forever, against the said John E. Lee, his heirs and against every person whomsoever lawfully claiming the same or any part thereof.

(OVER)