

Vol. 176
TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS That I, W. O. Groce,

in the State aforesaid,
in consideration of the sum of One dollar, and satisfaction of mortgage debt

DOLLARS

to me paid by American Building & Loan Association, a corporation of South Carolina

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 American Building & Loan Association,

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

City of Greenville, being described as follows:

"A part of Lot 27 on plat of W. T. Shumate land; entered in Deed Book ZZ at page 51 in the office of R. M. C. for Greenville County, said lot situate on the North side of Oscar Street in Ward three in said city and county, with the following lines; Beginning on a new corner on Oscar Street, 130 feet from the southeast corner of Lot No. 24 on said plat, thence along new line about 115 feet perpendicular to Forrest Street, to a new corner on line of lot No. 17, on said plat; thence parallel to Forrest Street 56 feet to a corner made by lots 16, 17, 27, and 28 on said plat; thence along the west line of lot 28 owned by said W. O. Groce, perpendicular to Forest Street 110 feet to Oscar Street; thence along Oscar Street westwardly 56 feet to the beginning corner, being the same lot deeded to G. W. Taylor by J. W. Gray, Master on the 8th day of March 1909 by deed recorded in Vol. UUU, at page 313, and deed to me by G. W. Taylor, Sept. 28, 1917, recorded in Vol. 43, page 171.

Also all that other certain piece, parcel or lot of land situate, lying and being in the state of south Carolina and county of Greenville and City of Greenville on Queen Street and having the following metes and bounds, according to a plat made by W. D. Neves Engineer, Dec. 18, 1913, to-wit: Beginning at a corner of lot of David on Queen St. and running thence N. 54-30, 141.5 feet along line of said Davis lot to iron pin on line of Scott Estate; thence N. 36-30 E. 92.3 feet along line of Scott Estate to iron pin at corner of lot formerly owned by Robert McKinney; thence S. 54-30 E. 141.3 feet along line of Robert McKinney lot to corner on Queen Street; thence S. 36-30 W. 92.3 feet along said Queen Street to the beginning corner. This being the same lot of land conveyed to Ella D. Barr by J. C. Harper by deed dated 10th day of Dec. 1920 and recorded in R. M. C. O. for said County and state in Vol. 58, page 333, and being the same land conveyed to me by Ella D. Barr, by deed dated April, 1921, recorded in R. M. C. O. for Greenville County, Book 73, page 150.

This deed is made in satisfaction of the mortgage given by W. O. Groce to American Building and Loan Association for \$1900.00 dated Oct. 16, 1931, recorded Oct. 23, 1931, in R. M. C. O. for said county in Mortgage Book 229, page 294, the balance due thereon being \$1500.00.

It is understood and agreed, however, that said mortgage shall remain open of record as a protection against intervening encumbrances, if any.

For value received, I Roy H. Bozeman as Receiver for Bank of Commerce, Greenville, S.C., hereby release, relinquish and forever discharge the within lots of land from the lien of the judgments against W. O. Groce in my favor on file in the Clerk Office Count of Common Pleas, Greenville County, S. C., being Rolls No. E-3531 and E-3532.

In witness whereof, I herunto set my hand and seal this 13th day of July, 1934.

Mrs. C. E. Coulson,
Nellee R. Tunstall.

Roy H. Bozeman, as Receiver (SEAL)
Bank of Commerce.

State of South Carolina,
County of Greenville.

Personally appeared before me Mrs. C. E. Coulson who on oath says that he saw the within named Roy H. Bozeman, as Receiver for the Bank of Commerce, sign, seal and as his act and deed deliver the foregoing release, and that she with Nellee R. Tunstall witnessed the execution thereof.

Sworn to before me this 4th day of August, 1934,
Joel D. Charles, (SEAL)
N. P. S. C.

Mrs. C. E. Coulson.

Release to this Deed Book 303 in this Book.