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This Deed made this 18th day of June, in the year of our Lord one thousand nine hundred and thirty five, between J. H. James, of the _____ County of Morgan, and Annie J. Peterkin, State of Colorado, of the first part, and of the _____ County of Calhoun, and State of South Carolina of the second part:

Witnesseth, that the said party of the first part, for and in consideration of the sum of One hundred and no/100 (\$100.00) Dollars, and other valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, her heirs and assigns, forever, all the following described lot or parcel of land, situate, lying and being in the City and County of Greenville, and State of South Carolina, to-wit:

All that lot of land situate on the southwest side of Hampton Avenue, in the City and County of Greenville, South Carolina; by estimation 9.750 feet, more or less. Beginning at a stake in the line of the south side of Hampton Avenue, northwest corner of Waddill's lot and running thence with the west side of Waddill's lot to a stake 150 feet from Hampton Avenue; thence with a line parallel with, and 150 feet from Hampton Avenue, 65 feet to a stake in the corner of Donaldson's lot; thence with the line on the east side of said Donaldson's lot, 150 feet to Hampton Avenue, and thence with Hampton Avenue 65 feet to beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances.

To Have and to hold the said premises above bargained and described, with the appurtenances, unto the said party of the second part, her heirs and assigns forever. And the said party of the first part, for himself his heirs, executors and administrators does covenant, grant, bargain and agree to and with the said party of the second part, her heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, and the above bargained premises in the quiet and peaceable possession of the said party of the second part, her heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will Warrant and Forever Defend.

In Witness whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.