

TITLE TO REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 97307

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That Julius L. Gruber Surviving Executor of the last Will and testament of Frances G. Endel, deceased,

in the State aforesaid of Maryland.

in consideration of the sum of Seven hundred Fifty and no/100 (\$750.00) DOLLARS.

to me paid by B. B. Smith

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 B. B. Smith

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about 2 1/2 miles North of the City of Greenville, in the section known as Sans Souci and being

designated as No. 66 Block B of the Mountain View Land Company property, as shown on plat made by W. A. Adams, and recorded in Plat Book A, at pages 396 and 397 in the office of R.M.C. for Greenville County, and being more particularly described as follows: Beginning at a stake on the East side of Bailey Street, joint corner of Lots Nos. 65 and 66 and running thence along the joint line of said Lots S. 89 1/2 E. 145 ft. to a stake on a 10 ft. alley; thence with said alley as a line S. 11 1/2 E. 50 ft. to the joint corner of Lots 66 and 67; thence with the joint line of said lots N. 89 1/2 W. 145 ft. to an iron pin on Bailey Street; thence along Bailey Street N. 11 1/2 W. 50 ft. to the beginning corner. And being the same premises conveyed to the said Frances G. Endel, deceased by Lydia D. Neal by deed dated October 14, 1931, and recorded in Vol. 161 page 91. The grantee assumes and agrees to pay all of the outstanding taxes charged against the within described premises.

State of South Carolina,

County of Greenville) LYDIA D. NEAL, being duly sworn, deposes and says:

That she is the identical party who made, execute and delivered that certain deed to Frances G. Endel, dated October 14, 1931, conveying the following described property, to-wit: Lot 66 Block B of Mountain View Land Company property, as shown on Plat recorded in office of R. M. C. for Greenville County in Plat Book A, pages 396, and 397.

That the aforesaid deed was an absolute conveyance of the title to said premises to the grantee named therein in effect as well as in form and was not and is not now intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the said grantee; that the consideration in aforesaid deed was and is the full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of a certain mortgage heretofore existing on the property therein and hereinafter described executed by Lydia D. Neal as mortgagor to Frances G. Endel, as mortgagee, dated the 14th day of August, 1926, and recorded in Mortgage Book 178, page 257, of the records of Greenville County, State of South Carolina, and the cancellation of record by said grantee of said mortgage, and the delivery to this affiant of the note or other evidence of debt secured by said mortgage, duly cancelled, receipt of which said cancelled note is hereby acknowledged.

That the aforesaid deed and conveyance was made by this deponent as the result of her request that the grantee accept such deed and was her free and voluntary act, that at the time of making said deed the deponent felt and still feels that the mortgage indebtedness above mentioned represented a fair value of the property so deed; that said deed was not given as a preference against any other creditors of the deponent; that at the time it was given there was no other person or persons, firms or corporations, other than the grantee therein named interested, either directly or indirectly in said premises; that this deponent is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed; and that deponent is offering to execute the aforesaid deed to the grantee therein, and in executing same, was not acting under any duress, under influence, misapprehension or misrepresentation by the grantee in said deed, and that it was the intention of this deponent as grantor in said deed to convey and by said deed this deponent did convey to the grantee therein all her right, title, and interest absolutely in and to the premises described in said deed.

This affidavit is made for the protection and benefit of the aforesaid grantee in said deed, her successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

Sworn to and subscribed before me
this 31 day of Aug. 1937

Lyda D. Neal

C. M. Gaffney (L. S.)

Notary Public for S. C.

Instrument recorded September 2nd, 1937 at 5:40 P. M. #11051