

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA.

County of Greenville.

Know all men by these presents that I, L. O. Patterson, as Executor of the Will of Mrs. Harriet D. Wilkins, deceased, and as trustee thereunder, of Greenville County, in the State aforesaid, in consideration of the sum of fifteen hundred dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto F. D. Jones all that certain lot, piece or parcel of land situate, lying and being in said County and State, a short distance inside the southeastern limits of the City of Greenville, known and designated as Lot Number four (4) on the plat of Mrs. Wilkins' property recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "F", at page 209, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pipe on the east side of Elm Street, 189 feet northward from Otis Street (said pipe being on the north-west corner of Lot No. 3, conveyed by me to J. C. Perrin by deed dated March 24, 1937, and recorded in said office in Book 150, page 378), and running thence N. 72 E. one hundred and seventy (170) feet along line of Lot No. 3 to an iron pipe on line of the "home Place" still belonging to Mrs. Wilkins' estate; thence along line of said "home place" N. 18 W. sixty-three (63) feet to iron pipe on south-east corner of Lot No. 5 (conveyed to Mrs. Hazel B. Cleveland by deed recorded in Book 101, page 279); thence S. 72 W. one hundred and seventy (170) feet along line of Lot No. 5 to an iron pipe on Elm Street (said pipe being approximately 205.6 feet southward from Wilkins Street); thence along Elm Street S. 18 E. sixty-three (63) feet to the beginning corner; this being designated "Lot 96-1-5" on the City Block Book.

This deed is executed in pursuance of powers vested in me by the said Harriet D. Wilkins in and by her will dated November 20, 1929, and now on file in the office of the Probate Court for said county in Apartment 260, File 26, and recorded in Will Book "Q", at pages 364-378.

The title to said premises is subject to the restrictions set forth in the deed executed by Title Guarantee & Trust Co. as trustee, to John L. Williams and Holmes B. Springs, dated April 7, 1924, and recorded in the office first above mentioned in Book 100, page 208; also to the terms of the agreement entered into by the said H. D. Wilkins with Parrish & Gower on July 22, 1924, recorded in said office in Deed Book 100, page 302.

It is understood and agreed that said grantor shall pay one-sixth of all taxes and assessments levied against said premises during the year 1937, and said grantee shall pay the other five-sixths thereof.

The above described land is the same reconveyed to the said H. D. Wilkins by the said John L. Williams and Holmes B. Springs on May 9, 1924, by deed recorded in office of Register of Mesne Conveyances for Greenville County, S. C. in Book 91, page 361.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining.

To have and to hold all and singular the premises before mentioned unto the said grantee and his heirs and assigns forever.

And I do hereby bind myself, as such executor and trustee, and my successors to warrant and forever defend all and singular the said premises unto the said grantee, and his heirs and assigns, against myself and my successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this fourth day of April, in the year of our Lord one thousand nine hundred and thirty-eight, and in the one hundred and sixty second year of the independence of the United States of America.

Signed, sealed and delivered in the presence of:

S. C. Fulmer
Patrick C. Fant.

L. O. Patterson (L. S.)
As Executor of the Will of Mrs. Harriet
D. Wilkins, deceased, and as Trustee
thereunder.

The State of South Carolina,
County of Greenville.

Personally appeared before me S. C. Fulmer and made oath that he saw the within named L. O. Patterson, as executor of the will of Mrs. Harriet D. Wilkins, deceased, and as trustee thereunder, sign, seal and as his act and deed deliver the within written deed, and that he, with Patrick C. Fant, witnessed the execution thereof.

Sworn to before me, this 4th day of April, A. D. 1938

Patrick C. Fant (L. S.)

S. C. Fulmer

Notary Public for South Carolina.

S. C. Stamps \$3.00

U. S. Stamps \$1.50

Recorded this the 4th day of April, 1938 at 3:09 P. M. #4311 BY:E.G.