

TITLE TO REAL ESTATE

SETS PRINTING CO., GREENVILLE, S. C.

The State of South Carolina, )  
 County of Greenville. )

Know all men by these presents that I, L. O. Patterson, of said county, in the state aforesaid, in consideration of the sum of One Thousand Seven Hundred Seventy Five and no/100 dollars (\$1,775.00) 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 JAMES WELDON WILSON all that certain lot, piece or parcel of land situate, lying and being in said state and county, about three and a quarter miles southeastward from the Greenville court house, between the Augusta Road and Reedy River, south of the Greenville Country Club golf course, having a frontage of one hundred (100) feet, more or less, on the south side of Riverside Drive, composed of lot eight (8), as shown on Dalton & Neves' plat of Marshall Forest, made in October 1928, and recorded in the office of the Register of Mesne Conveyance for said county in Plat Book "H", on pages 133 and 134, and having such metes and bounds as are shown on said plat; this being a part of the land conveyed to me on November 8, 1930, by deed recorded in said office in Book 85, Page 398. The title hereby conveyed is subject to the provisions set forth in said deed (including the statement that a strip 20 feet wide across the rear or south end of said lot would not pass thereunder, but that said strip and the 10 foot reservation south thereof were converted into and dedicated as a street, 30 feet in width); and subject to the provisions of the "protective covenants" (intended to enable owners of lands in this subdivision to borrow from the Federal Housing Administration) dated October 18, 1941 and recorded in said office in Deed Book 238, page 289, and to the additional covenant that no dwelling costing less than Ten Thousand and no/100 dollars (\$10,000.00) shall be erected on said premises or any portion thereof.

It is further agreed that said grantee will pay the taxes on said premises for the year 1946.

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, my heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said grantee, and his heirs and assigns, against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this first day of April, in the year of our Lord one thousand, nine hundred and forty six, and in the one hundred and seventieth year of the independence of the United States of America.

Signed, sealed and delivered )  
 in the presence of: )  
Ida S. Harrison )  
E. M. Elythe Jr. )

L. O. Patterson (L.S.)

For value received, I hereby release lot #8 of "Marshall Forest" (conveyed by the foregoing deed to James Weldon Wilson) from the lien of the mortgage given to me on February 28, 1935, and recorded in the office of the Register of Mesne Conveyance for Greenville County, South Carolina in Book 116, page 175; also from the Lien of Judgement No. E-5723, obtained on April 28, 1936, by W. A. Hopkins as receiver of the Farmers' Bank of Travelers Rest, assigned by him to me on March 26, 1937, and now on file in the office of the Clerk of Court for said county.

Witness my hand and seal, this first day of April, 1946,

In presence of )  
Ida S. Harrison )  
E. M. Elythe Jr. )

Andrea C. Patterson (L.S.)