

TITLE TO REAL ESTATE

The State of South Carolina,
County of Greenville.)

Know all men by these presents that I, Gerda Luyties Prevost, of the City and County of Greenville, in the state aforesaid, in consideration of the sum of three 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), and for other valuable considerations, have granted, bargained, sold and released, and by these presents to grant, bargain, sell and release unto Edgar M. Norris all that certain lot, piece, or parcel of land situate, lying and being in said state and county in Greenville Township, some two or three miles southeast of said city, between the Augusta Road and Reedy River, opposite the property of the Greenville Country Club, having the following metes and bounds, according to the plat of "Marshall Forest", made by Dalton & Neves 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, to wit:

Beginning at a stake on the south side of Riverside Drive, on joint corner of Lots Nos. four (4) and five (5), as shown on said plat (said stake being one hundred and forty feet eastward from Sylvan Way), and running thence along said Riverside Drive, N. 85-20 E. ninety (90) feet to a stake; thence S. 4-40 E. two hundred and seventy (270) feet to a thirty-foot street (being a continuation of Club Drive and made up of what was originally the rear twenty feet of Lots Nos. 4 to 13, inclusive, on said plat, and a ten-foot "reservation for pipes and poles," shown on said plat); thence along said Club Drive Extension S. 85-20 W. ninety (90) feet to a stake on the present joint rear corner of Lots 4 and 5; thence N. 4-40 W. two hundred and seventy (270) feet along line of Lot No. 4 to the beginning corner; the lot hereby conveyed including all of Lot No. 5 and the West fourteen feet of Lot No. 6 on said plat, and being a part of the land conveyed to me by Southern Guaranty & Trust Co., as trustee, by deed dated November 8, 1930, and recorded in said office in Book 203, page 159; subject, however, to all the terms and conditions of the "protective covenants" entered into by myself and other owners of lots in said "Marshall Forest," bearing even date with these presents, for the purposes of making said lots eligible for mortgage loans from the Federal Housing Administration, said covenants containing, among other things, building restrictions affecting Lots Nos. 2 to 7, inclusive, fixing, a minimum frontage of 75 feet on Riverside Drive for each lot, a building set-back line fifty feet from said drive and a six thousand dollar minimum cost of every dwelling to be erected on any lot; said covenants (to be hereafter recorded) having been exhibited to said grantee and approved and accepted by him. It is further agreed that said grantee shall have the right to connect with the water-pipes heretofore laid by the trustee for "Marshall Forest" near said premises, and shall pay one-third of the cost of a fire plug to be installed at or near the corner of Riverside Drive and Sylvan Way; also that I shall pay taxes on said premises for the year 1941,

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 and 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 eighteenth day of October, in the year of our Lord One thousand, nine hundred and forty-one and in the one hundred and sixty-sixth year of the Independence of the United States of America.

Signed, sealed and delivered

in the presence of

H. J. Blackwell

F. B. Massingale

Gerda Luyties Prevost L.S.

The State of South Carolina,
County of Greenville.

Personally appeared before me H. J. Blackwell and made oath that he saw the within named Gerda Luyties Prevost, sign, seal and as her act and deed deliver the within written deed, and that he, with F. B. Massingale, witnessed the execution thereof.

Sworn to before me, this

twenty-second day of October, A. D., 1941.

F. B. Massingale (L.S.)

Notary Public for South Carolina.

H. J. Blackwell

S. C. Stamps Cancelled \$2.00
U. S. Stamps Cancelled \$1.10