

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County }

KNOW ALL MEN BY THESE PRESENTS, That I, A. B. Cox,

_____ in the State aforesaid,
_____ in consideration of the sum of
\$1.00 Dollars and the assumption of the mortgages hereinbelow set forth.

to me _____ in hand paid
at and before the sealing of these presents by James L. Cox

(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 James L. Cox

All that piece, parcel or lot of land in the Town of West Greenville Greenville County, State of South Carolina. a suburb of the City of Greenville, on Pendleton Street Extension and being known and designated as Lot #27 of Bankrupt property of W. H. Irvine as shown on plat of R. E. Dalton, Engineer, dated July, 1916, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Pendleton St. and running thence N. 20-07 E. 191 ft. to an iron pin corner of Lot No. 26; thence N. 74-0 W. 65.2 ft. to an iron pin on Lot No. 25; thence S. 17-42 W. 181.8 ft. to an iron pin on Pendleton St.; thence with Pendleton St. S. 65-28 E. 57.5 ft. to the beginning corner.

Being the same property conveyed to me by H. P. McGee, et al, Trustees by deed recorded in the R. M. C. Office for Greenville County in Deed Book Vol. 40 at page 302.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the County and State aforesaid, in the town of West Greenville, a suburb of the City of Greenville, State and County aforesaid, being lot No. 28 of the Bankrupt property of W. H. Irvine, as shown on plat of R. E. Dalton, Engineer, dated July, 1916, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Pendleton St. extension, joint corners of lots Nos. 28 and 27, and running thence N. 17-42 E. 181.8 ft. to an iron pin about center of line of lot No. 25; thence N. 74-0 W. 65 ft. to an iron pin; thence S. 15-0 W. 173.3 ft. to an iron pin on Pendleton St.; thence with Pendleton St. S. 65-28 E. 57.1 ft. to the beginning corner.

Being the same property conveyed to me by H. P. McGee, et al. Trustees by deed dated Jan. 7, 1919 and recorded in the R. M. C. Office for Greenville County in Deed Book Vol. 40 at page 305.

ALSO:

All that piece, parcel or lot of land situate, lying and being in the County and State aforesaid, near the incorporate limits of the City of Greenville, on Burdette St., where it intersects the Pendleton Road, said lot having a frontage of 51 ft. on said Burdette St., and a depth of 150 ft., and having such shape and boundaries as is shown on a plat of Melville Land Co., recorded in the R.M.C. Office for said County in Plat Book "A" at page 97, and is shown on said plat as Lot #6 of Block "A". Being the same property conveyed to me by P. J. Tripp by deed dated Oct. 1, 1923 and recorded in the R. M. C. Office for Greenville County in Vol. 88 at page 466.

ALSO:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina and County of Greenville, on the north side of Pendleton St., just beyond the City Limits of the City of Greenville, and having the following metes and bounds, to-wit:

Beginning at a stake on the north side of Pendleton St., and running thence with said street in an easterly direction 65 ft.; thence N. 22 1/2 E. 205 ft.; thence N. 67 1/2 W. 75 ft. to a stake; thence S. 20 W. 200 ft. to the beginning corner. Being known and designated as lot No. 1 of the Furman & Haynsworth lands. Being the same property conveyed to me by Maud A. Coleman (formerly Maud A. Rice) by deed recorded in the R. M. C. Office for Greenville County in Vol. 42 at page 131.

As a part of the consideration for this conveyance the grantee herein assumes and agrees to pay the following mortgages given by the grantor covering the above described property:

Mortgage of A. B. Cox to D. B. Leatherwood dated Oct. 31, 1938 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 240 at page 271, in the sum of \$500.00.

Mortgage of A. B. Cox to Corinne Bates recorded in the R. M. C. Office for Greenville County in Mortgage Book 247 at page 291, in the original sum of \$500.00.

Mortgage of A. B. Cox to Perry Woods recorded in the R.M.C. Office for Greenville County in Mortgage Book 301 at page 277, in the original sum of \$200.00.

It is understood that the grantor reserves unto himself a life estate in said property with full power to control, manage, including the right to collect all rents therefrom.

By the acceptance of this deed the grantee agrees to pay all past due interest, mortgages, past due taxes and future taxes, and insurance premiums.