

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

Know all men by these presents that I, L. O. Patterson, of the County of Greenville, in the state aforesaid, in consideration of the sum of five hundred dollars (\$500.00) 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 John Bolt Culbertson all that certain lot, piece or parcel of land situate in said state and county, in Greenville Township, a short distance north of the corporate limits of the City of Greenville, known and designated as Lot number (5) on a recent revision of G. A. Schulze's plat (dated April 10, 1925) of a subdivision of Lots numbered 2, 3, 4, and 5 of the Buist property, as shown on page 10 of Plat Book "C", in the office of the Register of Mesne Conveyances for said county; the lot intended to be conveyed hereby having the following metes and bounds, according to such revised plat, to wit: beginning at a stake on the north side of Ashley Avenue, on the southwest corner of Lot No. 6 (conveyed by me to said John Bolt Culbertson by deed dated July 31, 1942, and recorded in said office in Book 247, page 320), and running thence approximately N. 3 W. 131.2 feet, more or less, to a stake on the north boundary line of my property, on the northwest corner of Lot No. 6; thence N. 80-15 W. along said boundary line 68.7 feet, more or less, to a stake on the northeast corner of Lot No. 4; thence approximately S. 3 E. (exactly parallel with the west line of Lot No. 6) 146.7 feet, more or less, with line of Lot No. 4 to a stake on Ashley Avenue exactly sixty-seven (67) feet from the southwest corner of Lot No. 6; thence along said avenue N. 87 E. sixty-seven feet to the beginning corner; this being part of the land conveyed to me by C. J. Larsen by deed dated July 31, 1924, and recorded in said office in Book 103, page 27. Said premises are conveyed subject to the following restrictions: (1) no building costing less than four thousand dollars shall be erected thereon (or on any part thereof) within twenty years from this date; and (2) no garage or other building except a dwelling shall be erected thereon within fifty feet of Ashley Avenue during said twenty-year term. It is agreed that said grantee shall pay his pro rata share of the taxes on said premises for the years 1942 to 1944, inclusive.

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 third day of November, in the year of our Lord one thousand, nine hundred and forty-four, and in the one hundred and sixty-ninth year of the independence of the United States of America.

Signed, sealed and delivered )  
 in the presence of )  
Mary D. Bryan )  
B. A. Morgan )

L. O. Patterson (L.S.)

The above described Lot number five, fronting sixty-seven feet on Ashley Avenue and conveyed by the foregoing deed to John Bolt Culbertson, is hereby, for value received, released from the liens of the mortgages dated March 10, 1930, and February 28, 1935, respectively, and recorded in the office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Book 224, page 22, and Book 116, page 175, respectively; also from the lien of Judgment No. E-5723, obtained by W. A. Hopkins, as receiver of the Farmers Bank of Travelers Rest, entered in the office of the Clerk of Court for said county on April 28, 1936, and assigned to me by him on March 26, 1937. Witness my hand and seal this November 3, A. D. 1944.

In presence of  
Mary D. Bryan )  
B. A. Morgan )

Andrea C. Patterson (L.S.)