

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That U S Building Company

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Fifteen Hundred Ninety-three and 12/100 (\$1,593.12) Dollars and the assumption ~~XXXXXX~~ of the mortgage referred to below

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

R. G. Darby and Louise M. Darby, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Southeast side of Melville Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 35, on plat of Aberdeen Highlands, made by Dalton & Neves, Engineers, November 1941, revised June 1942, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book M, at page 37, and having, according to said plat and a recent survey made by J. L. Hunter, October 31, 1942, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeast side of Melville Avenue, at joint front corner of Lots No. 35 and 36, said pin also being 70.4 feet in a Northeasterly direction from the point where the Southeast side of Melville Avenue intersects with the Northeast side of a 30 foot unnamed street, and running thence with the line of Lot No. 36, S. 44-25 E. 192 feet to an iron pin on the Northwest side of a 20 foot alley; thence with the Northwest side of said alley, N. 47-45 E. 70 feet to an iron pin on said alley at joint rear corner of Lots No. 34 and 35; thence with the line of Lot No. 34, N. 44-06 W. 218.6 feet to an iron pin on the Southeast side of Melville Avenue; thence with the Southeast side of Melville Avenue, S. 26-58 W. 75 feet to the beginning corner.

As a part of the consideration for this conveyance the grantees assume and agree to pay that mortgage given by U S Building Company to The Prudential Insurance Company of America on November 28, 1942, recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 315 at page 251, on which there is due a principal balance of \$4,251.88, with interest from October 1, 1945.

This property was conveyed subject to the build restrictions applicable to Aberdeen Highlands recorded in Deed Book 245, at page 260, R. M. C. Office for Greenville County.

The grantees agree to pay the 1945 State and County taxes on the above property.