

# State of South Carolina,

Greenville County

BOOK 575 PAGE 369

FILED  
GREENVILLE CO. S. C.

APR 24 11 34 AM 1957

OLLIE FARMWORTH  
R. M. C.



Know all Men by these presents, That

I, Ruth Cobb Garrett, of Greenville County,

in the State aforesaid, in consideration of the sum of

Twenty Thousand and No/100- - - - - (\$20,000.00)- - - - Dollars

to me paid by James E. Overall

in the State aforesaid, 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 E. Overall, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville, on the southern side of Ben Street, being known and designated as Lot No. 8 and 15 feet from the eastern side of Lot No. 9 of a subdivision known as McDaniel Heights, a plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book G, at Page 214, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Ben Street, 342 feet from the southwestern corner of the intersection of McDaniel Avenue and Ben Street, the corner of Lot No. 8 and a five-foot path, and running thence along the western edge of said five-foot path Due South 170 feet to the rear corner of Lot No. 8, and the five-foot path in the line of a playground; thence Due West along the northern line of the playground, 75 feet to an iron pin in the rear line of Lot No. 9; thence on a line through Lot No. 9 Due North 170 feet to an iron pin on the southern side of Ben Street; thence along the southern side of Ben Street Due East 75 feet to the point of beginning; being the same conveyed to me by Annie Lou Newman and J. L. Newman, as Administrator c.t.a. of the Estate of Mary Ella McDaniel, deceased, by their deed dated May 6, 1946, and recorded in the R. M. C. Office for Greenville County in Deed Volume 291, at Page 70.

This conveyance is subject to recorded easements and rights-of-way for the installation and maintenance of public utilities, and also to restrictions and protective covenants as set forth in the aforementioned deed recorded in Vol. 291, at Page 70.

It is understood and agreed between the parties to this conveyance that the five-foot path, which bounds the above described lot on its eastern side, and which was intended as a means of ingress and egress to the playground area at the rear of the above described property, has never been used for such purposes; that a rock wall has been constructed along the approximate center of said path by the grantor herein, and that the grantor has occupied approximately one-half of said path, adjacent to the above described property, for more than seven years. Also, the area designated as "playground" has never been used for playground purposes, and the grantor has occupied a portion of said playground area openly, notoriously and adversely, for a similar period. The grantor hereby conveys to the grantee, his heirs and assigns, all her right, title and interest in and to that portion of the five-foot path which she has heretofore occupied and also that portion of the playground area to the rear of the property above described, of which she has been in possession. The grantor, however, does not warrant the title to said portions of the five-foot path or the playground area.

The above described property is shown on the City Tax Maps at Sheet 68, Block 1, Lot 2b. Grantee is to pay taxes for 1957, which have been prorated as of this date.