

115 5-11-14

WARRANTY DEED RESERVING A LIFE ESTATE
THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

KNOW ALL MEN BY THESE PRESENTS, That, I, BUENA VISTA WATSON, (also know as BUENA VISTA WOOD WATSON, BUENA V. W. WATSON, MRS. J. H. WATSON AND MRS. J. HUMBERT WATSON, the widow of JOHN H. WATSON, deceased, in the State aforesaid, for and in consideration of the sum of Ten and no/100 DOLLARS (\$10.00) to me in hand paid before the sealing of these Presents, by FRANCIS E. WATSON, 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 said FRANCIS E. WATSON, his Heirs and Assigns, forever the following described real estate, to wit: All that certain piece, parcel or tract of land lying, being and situate in the First Ward of The City of Greenville, Greenville County, State of South Carolina, at the Southwest corner of Buncombe and Frank Streets, and more particularly described as follows:

Beginning at a nail on top of a masonry wall at the said corner of said streets thence N. 29°35' W. 88.5 feet to an iron pin; thence N. 25°58' W. 87.7 feet to a punch hole on top (front) of said wall; thence S. 57°15' W. 162.05 feet to an iron pin; thence S. 34°00' E. 175.5 feet to an iron pin; thence N. 57°15' E. 143 feet to the point of beginning, being Lot No. 1 and Lot No. 2 of the Plat of the Property of Buena Vista Watson, Olin W. Watson, Francis E. Watson, and David E. Watson, prepared by Pickell & Pickell, Registered Engineers, Greenville, S. C., dated 5 November 1959. The above described tract being the same land as that described in deeds from Jas. A. Finley to John H. Watson (the late husband of said BUENA VISTA WATSON, Grantor herein) the first dated 8 April 1902, recorded in Deed Vol. III, page 685; the second being dated 31 March 1906, recorded 27 August 1906 in Deed Vol. SSS, page 555, Records of Greenville, County, South Carolina.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

Reserving, however, unto the Grantor herein, said Buena Vista Watson, a Life Estate in all the above described Premises.

TO HAVE AND TO HOLD, all and singular the said Premises before mentioned unto the said FRANCIS E. WATSON, his Heirs and Assigns forever, subject to the Estate for Life of said BUENA VISTA WATSON, therein.

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto said FRANCIS E. WATSON, his Heirs and Assigns against myself and my Heirs and all other persons whomsoever lawfully claiming, or to claim the same, or any part thereof