

State of South Carolina

FILED
GREENVILLE CO. S.C.

VOL 875 PAGE 521

County of GREENVILLE

SEP 11 9 44 AM '69

OLLIE FARNSWORTH
R. M. C.

For True Consideration See Affidavit

Book 31 Page 267

County Stamps Paid \$11.55

See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS That The South Carolina National Bank
as Trustee Under the Will of Betsy Highsmith Bruce
a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville, South Carolina

in the State of South Carolina

, for and in consideration of the

sum of Ten and No/100 (\$10.00) and other valuable consideration, including

assumption of the mortgage referred to below-----dollars,

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 BETTY E. KULZE, her Heirs and Assigns, forever:

ALL that piece, parcel or lot of land in the City of Greenville, County of Greenville and State of South Carolina, about three and one-fourth miles Southeastward from the Greenville County Court House, between the Augusta Road and Reedy River, South of the Greenville Country Club Golf Course on the West side of Riverside Drive, being known and designated as Lots Nos. 47, 48, 49, 50, 51 and a part of Lot No. 52 on a plat of the property of Marshall Forest prepared by Dalton & Neves, October, 1928, which plat is recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book H, at pages 133 and 134, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Riverside Drive at joint corner of Lots Nos. 46 and 47; thence along the joint line of Lots Nos. 46 and 47 in a Southwesterly direction, 226.6 feet to an iron pin at rear joint corner of Lots Nos. 46 and 47; then along the rear line of Lots No. 47, 48, 49, 50, 51 and 52, S. 54-40 E. 136.5 feet to an iron pin in the rear line of Lot No. 52; thence through Lot No. 52, N. 47-30 E. 221.7 feet to an iron pin on the West side of Riverside Drive; thence along the West side of Riverside Drive, 142.8 feet to the point of beginning.

The title hereby conveyed is subject to the provisions of the protective covenants (intended to enable owners of lands in this subdivision to borrow from the Federal Housing Administration), dated October 18, 1941, and recorded in said office in Deed Book 238 at page 289, and to the additional covenant that no dwelling costing less than Six Thousand (\$6,000.00) Dollars shall be erected on said premises or any part thereof, and to any existing rights of way or easements.

This is the same property conveyed to Betsy Highsmith Bruce by deed of Carter Poe dated December 16, 1965, and recorded in the R.M.C. Office for Greenville County in Deed Book 788, Page 329. Betsy Highsmith Bruce died on May 4, 1969. This conveyance is made by the Grantor as Trustee under her Will.

As a part of the consideration for this conveyance, Grantee expressly assumes and agrees to pay the balance due on that certain mortgage given by Betsy Highsmith Bruce to Fidelity Federal Savings & Loan Association dated December 17, 1965, recorded in the R.M.C. Office for Greenville County in Mortgage Volume _____, Page _____, in the original amount of \$15,000.00 on which there is a present balance due of \$13,397.40.

(Continued on next page)

519-210-3-32 (W-1062.5)