

## ATLANTIC LIFE INSURANCE COMPANY -- WARRANTY DEED.

Re: Real Estate No. 5522 (Balance)

Approved as to form

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE.

A. B. S.

## KNOW ALL MEN BY THESE PRESENTS:

THAT THIS DEED, made as of the 1st day of May, 1946, by and between ATLANTIC LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Virginia with its Home Office and principal place of business in the City of Richmond, State of Virginia, hereinafter called the grantor, and Blanche Thomason and Jennie E. Sullivan, of the County of Greenville, State of South Carolina, hereinafter called, whether one or more, the grantee;

## WITNESSETH:

That for a good and valuable consideration, the receipt and sufficiency of all of which is hereby expressly acknowledged, the grantor has bargained, sold, released, granted, conveyed and confirmed, and by these presents does hereby expressly bargain, sell, release, grant, convey and confirm unto the grantee and unto the grantee's heirs and assigns in fee simple, forever, and with GENERAL WARRANTY, except as hereinafter stated, the following described real estate, to-wit:

All that certain vacant lot, piece or parcel lying and being situate in the City of Greenville, County of Greenville, State of South Carolina, and having, according to plat made by C. M. Furman, Jr., Engineer, February, 1926, the following metes and bounds, to-wit:

Beginning at the point of intersection of the westerly property line of Hampton Avenue with the southerly property line of Mulberry Street; thence S.  $58^{\circ} 07'$  W, along the southerly line of Mulberry Street One Hundred and Nineteen feet (119') to an iron pin; thence S.  $31^{\circ} 35'$  E. Fifty-one feet and Five inches (51' 5") to a point; thence by a straight line northeasterly some One Hundred and Nineteen feet (119') plus to a point in the westerly line of Hampton Avenue which is Fifty Feet (50') southwardly from the southerly line of Mulberry Street; thence N.  $32^{\circ} 00'$  W. along the westerly line of Hampton Avenue Fifty feet (50') to the point of BEGINNING.

Being a part of the same real estate conveyed to the grantor from E. Inman, Master, by deed dated March 8, 1930, and recorded in the office of the R. M. C. In and for the County of Greenville, State of South Carolina, in Volume 149, page 384, and the balance of such real estate not heretofore conveyed by the grantor to Jennie E. Sullivan by deed dated April 17, 1942.

TO HAVE AND TO HOLD the said real estate with all and singular, the improvements, rights, members, easements, hereditaments and all other privileges and appurtenances to the same belonging or in anywise appertaining, to the only proper use, benefit and behoof of the grantee and the grantee's heirs and assigns in fee simple forever, it being UNDERSTOOD AND AGREED, NEVERTHELESS, that this sale and conveyance if of country or farm property is in gross and not by the acre, and furthermore, is made expressly subject (1) to the lien of any and all ad valorem taxes against the said real estate for the year 1946, and subsequent years, except that the grantor undertakes and agrees to pay one-third of such taxes for the year but only the year 1946, as well as (2) to the lien or charge upon the said real estate of any and all special assessments which on or after May 1, 1946, become due and payable, and (3) to all conditions and restrictive covenants of record, if any, which may be binding upon the said real estate; and (4) to possible encroachments by or upon the said premises, if any there be;

Except, however, to the extent aforesaid, the grantor covenants with the grantee and the grantee's heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of the said real estate, and has good and sufficient right to sell and convey the same; that it has done no act to encumber the said real estate and will execute such further assurances of the same as may be requisite; that the said grantee shall have quiet possession of the said real estate, and that it, the grantor, will warrant and defend the said real estate against the lawful claims and demands of any and all persons or parties whom or whatsoever.

IN WITNESS WHEREOF, said ATLANTIC LIFE INSURANCE COMPANY has caused these presents and this deed to be hereunto signed in its corporate name and its corporate seal to be hereunto