

TITLE TO REAL ESTATE

The State of South Carolina,)
 County of Greenville.)

S. C. Stamps \$4.00
 U. S. Stamps \$2.20

Know all men by these presents that I, L. O. Patterson, individually and as trustee (of "Marshall Forest") in consideration of the sum of Nineteen Hundred and Fifty (\$1,950.00) dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto HARRY S. COLLINSON, JR. all that certain lot, piece or parcel of land situate, lying and being in said state and county, about three and a quarter miles southeastward from Greenville court house, between the Augusta Road and Reedy River, south of the Greenville Country Club golf course, having the following metes and bounds, according to Dalton & Neves' plat of "Marshall Forest", made in October, 1928, and recorded in the office of the Register of Mesne Conveyances for said county in Plat book "H", on pages 133 and 134:

Beginning at a stake on the north side of Brookside Way, on the Joint corner of Lots numbers one hundred sixty-seven (167) and one hundred sixty-eight (168) on said plat, and running thence N. 28-48 W. two hundred eighty-eight and two tenth (288.2) feet along the joint line of said lots to a stake on the "10 FT. RESERVATION FOR PIPES AND POLES" shown on said plat; thence along the south side of said "reservation" N. 66-12 E. fifty-five (55) feet to a stake on the joint rear corner of Lots numbers one hundred sixty-five (165) and one hundred sixty-two (162); thence (still along said "reservation") N. 37-38 E. seventy-three (73) feet to a stake seven and one-tenth (7.1) feet southwestward from the joint rear corner of Lots numbers one hundred sixty (160) and one hundred fifty-nine (159); thence in a straight line to a stake on the north side of Brookside Way which said stake is five and seven-tenths (5.7) feet south westward from the joint corner of Lots numbers one hundred sixty-one (161) and one hundred sixty (160); thence southwestward along Brookside Way, following the curves thereof, one hundred eighty two and three tenths (182.3) feet, more or less, to the beginning corner. Said grantor hereby reserves an easement across the rear twenty-five (25) feet of Lots numbers one hundred sixty-five (165), one hundred sixty-two (162) and one hundred sixty-one (161), and along that part of lot number one hundred sixty (160), hereby conveyed for the purpose of placing, repairing and replacing water pipes; it being agreed that in such case all damaged fences, sod and landscaping shall be restored in as good condition as before.

This conveyance is not joint, but several; the grantor, as trustee, is conveying said Lot number one hundred sixty-seven (167), which was conveyed to him by Jack W. Barnett on February 28, 1946, by deed recorded in said office, in Book 290, page 91. All the rest of the land passing hereunder is the individual property of said grantor, to whom it was conveyed by Title Guarantee and Trust Company, as trustee, on May 29th, 1929, by deed recorded in said office in Book 164, page 349.

It is agreed that the title to all the land vested in said grantee under this deed shall be subject to the provisions of the "protective covenants" dated October 18, 1941, and recorded in said office in Deed Book 238, page 289 (entered into to enable owners of lots in this subdivision to borrow from the Federal Housing Administration); also subject to the additional covenant that no dwelling costing less than Six Thousand and no/100 \$6,000.00 dollars shall be erected on any portion of said premises; and that said grantee will pay the taxes on said premises for the year 1947.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto HARRY S. COLLINSON, JR. and his heirs and assigns forever.

And I, the said L. O. Patterson (individually), do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises (except said Lot number one hundred sixty-seven (167)) unto the said grantee and his