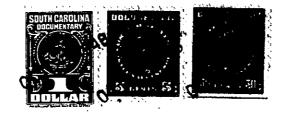
10M 10-47 No. 137—TITLE TO REAL ESTATE—W: A. Seybt & Co., Office Supplies, Greenville, S. C. VOL 303 PAGE 154

THE STATE OF SOUTH CAROLINA,
COUNTY OF G R E E N V I L L E

For True Consideration See Affidavit
Book 11 Page 227





KNOW ALL MEN BY THESE PRESENTS, That I., Lou Brooks Garrison, of

County of Greenville, in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and Love and Affection, and in further conmandation mortgage indebtedness over the property, the assumption of certain other mortgage indebtedness over the property, and the agreement by John Byrd to take care of me during my lifetime and to take care of the property during my lifetime. In hand paid at and before the sealing of these presents

by...... John Byrd.....

(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. John Byrd, his heirs and assigns,

subject to, however, and hereby reserving to and for myself a life estate in and to the property hereinafter described,

all that piece, parcel or lot of land in Greenville

Township, Greenville

County State of South Carolina, in the City of Greenville, on the eastern side of Manly Street and near to and south of Elford Street, and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Manly Street, joint front corner with property of Lizzie Goldsmith, and running thence in a southeasterly direction along the eastern side of said Manly Street, Sixty (60) feet, more or less, to point, joint front corner of property now, or formerly owned by Hewell; thence in a northeasterly direction, Ninety Two (92) feet, more or less, along the northern line of the last mentioned property, to point, joint rear corner with property heretofore conveyed by me to Macedonia, Etc., Church Trustees; thence N. 17-15 E. 62 feet, more or less, along the western line of the last mentioned property, to point in line of said Goldsmith property; thence in a southwesterly direction, 84 feet, more or less, along the southern line of the Goldsmith property, to point on Manly Street, the point of beginning.

This lot is a front portion of the original lot conveyed by W. E. Earle to Milton Brooks and Quincy Brooks by deed dated Nov. 11, 1872, recorded in Vol. GG at page 432 in R. M. C. office. And the said original property was inherited by me as the only child and heir at law of said Quincy Brooks and Priscilla Halloway Brooks.

As a part of the consideration hereinabove expressed, the

Grantee agrees to mark paid and satisfied and surrender a certain note and mortgage over above described property, executed to him by Grantor herein in the original sum of \$51.33, dated July 29, 1943, recorded in Vol. 320, page 229 in said R.M.C. office, and on which there is due and owing at present the approximate sum of \$150.00, which includes also taxes paid by Grantee herein.

As a part of the consideration hereinabove expressed, the Grantee herein assumes and agrees to pay that certain note and mortgage over said property, same executed by Grantor herein to C. M. Bauskett, in the original sum of \$275.00 dated Sept. 21, 1935, recorded in Vol. 245, page 290, said R.M.C. office; and on which there is due and owing at present the approximate sum of \$103.00.

As a part of the consideration hereinabove expressed, the Grantee herein agrees and binds himself, his heirs and assigns, to take care of Grantor herein and of her said property for and during her lifetime, providing for her and paying taxes, insurance and upkeep and repairs on said property.