

State of South Carolina.
County of Greenville.

Deed.

Whereas, on August 20, 1929, James T. Arnold, died testate, naming in his will the following beneficiaries, to-wit: Blanche Arnold, May Arnold Rogers, and any child or children of said May Arnold Rogers living at her death, Lee Arnold Chiles and James Furman Arnold, and,

Whereas, under Item I of said will the testator requested that all debts and funeral expenses be paid; and under Item II, thereof, he devised a lot fronting 66 feet on Pendleton Street, Greenville, South Carolina, to his daughter, Lee Arnold Chiles for life, then to his daughter, May Arnold Rogers for life, then to the child or children of said May Arnold Rogers, living at her death, and,

Whereas, Lee Arnold Chiles departed this life intestate on June 4, 1930, leaving surviving, her husband, John Chiles, but no children, and,

Whereas, at the time of the testator's death, he was indebted to the Estate of J. M. Geer in the principal sum of \$8,500.00, (upon which a principal payment of \$1,000.00 had since been made), as is evidenced by a note secured by a mortgage covering inter alia, the above referred to lot, and recorded in the R. M. C. Office for said County in Vol. 163, at page 168, and,

Whereas, under Item IV of said will the Executors were authorized to sell or to handle to the best advantage according to their judgment, the below described lot, situate on McCall Street, and,

Whereas, the beneficiaries, under the will through a mistaken idea, made a deed covering the below described lot to Blanche Arnold, not considering the rights, of the children of May Arnold Rogers to have the proceeds of the sale from said lot applied to testator's debts, in accordance with the terms of said will, and

Whereas, no purchaser has been found to purchase said lot at a price which would pay off the indebtedness to the Estate of J. M. Geer, therefore, by agreement May Arnold Rogers, the grantee, herein accepted this deed and assumed balance due on said note and mortgage.

Known all men by these presents, that we, J. Furman Arnold, Blanche Arnold, and John Chiles, sole heirs and distributors at law of J. T. Arnold, (except grantee) in the State aforesaid, in consideration of the sum of five (\$5.00) Dollars and assumption of mortgage to Estate of J. M. Geer, recorded in Vol. 163, at page 168, to us in hand paid at and before the sealing of these presents, by May Arnold Rogers (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 May Arnold Rogers, her heirs and assigns;

All that piece, parcel or lot of land in City of Greenville, County and State aforesaid, on McCall Street, and having the following metes and bounds, to-wit:-

Beginning at a stake on the East side of McCall Street, corner of J. T. Jenkinson property; thence along line of Jenkinson property N. 71-0 E., 190 feet to a stake on rear line; thence along rear line N. 19-0 W., 50 feet to a stake, corner of property now or formerly belonging to W. L. Kellett; thence along said Kellett property S. 71-0 W., 190 feet to a stake on the East side of McCall Street; thence along East side of McCall Street S. 19-0 E., 50 feet to the point of beginning. Being the same lot of land conveyed to J. T. Arnold by Frederica C. Orr, by deed recorded in Vol. 63, at page 570, and the same lot described in deed by J. Furman Arnold, et al., to Blanche Arnold, by deed dated November 14, 1930, and recorded in Vol. 161, page 183.

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

To have and to hold all and singular the Premises before mentioned unto the said May Arnold Rogers, her Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said May Arnold Rogers, her heirs and assigns, against us and our heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hand and seal, this 4th day of December in the year of our Lord one thousand, nine hundred and thirty, in the one hundred and fifty fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Irene Doyle.
E. F. Thomas.
Luella Evatt
J. LaRue Minson.

Blanche Arnold (L.S.)
J. Furman Arnold (L.S.)
John Chiles. (L.S.)

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