

#9442---Zimmerman--#21219
Barber, now #21442---Price.

Know all men by these Presents, that, for and in consideration of the sum of One Dollar (\$1.00) in hand paid to me by Virginia M. Price, of the City of Greenville, in the State of South Carolina; her promissory negotiable note in the principal sum of Forty five hundred dollars (\$4500.00); secured by a deed of trust on the premises herein after described, bearing even date herewith and to be simultaneously recorded; the assumption by her of the taxes and assessments, assessed or assessable upon the said premises for the period of 1931, as well as all installments of assessments, whenever assessed, that shall become due and payable subsequent to the date hereof, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Lewis Barber, (unmarried,) of the City of New York, in the State of New York, have granted, bargained, sold and released, and by these presents do bargain, sell and release unto the said Virginia M. Price, the following described property;

All that certain piece, or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City and County of Greenville, State of South Carolina, and having according to a survey made January 1928, by Dalton & Neves, Engineers, the following metes and bounds, to wit:

Beginning at a point on the East side of Frank Street, which point is the point of intersection of the East side of Frank Street with the North side of Hampton Avenue, and running thence with the East side of Frank Street, N. 57-00 E. 100 feet to an iron pin; thence S. 32-40 E. 45 feet to an iron pin; thence § 57-00 W. 100 feet to an iron pin on the North side of Hampton Avenue; thence with the North side of said Avenue, N. 32-40 W. 45 feet to the point of beginning.

Being the same property conveyed to me by deed from Sam R. Zimmerman, bearing date the ___ day of _____ 1930, and recorded in the office of the R. M. C. for Greenville County on the ___ day of _____ 193___, in deed book _____, page _____.

Together with all and singular rights, members, hereditaments and appurtenances to the said premises belonging or appertaining.

To have and to hold all and singular the premises before mentioned unto the said Virginia M. Price, her heirs and assigns, forever.

Subject, nevertheless, to any state of facts which an accurate survey would show; to covenants, conditions, restrictions and reservations of record and in former deeds, if any; and to the Zoning Laws and other restrictions and regulations of Municipal authorities.

And I, Lewis Barber, do hereby bind myself, my heirs, executors, and administrators, to warrant and defend all and singular the said premises unto the said Virginia M. Price, her heirs and assigns, against myself, and my heirs, and against any person whomsoever lawfully claiming or to claim the same, or any part thereto.

Witness my hand and seal this 1st day of June 1931
Signed, sealed and delivered
in the presence of:
Frances C. Steckler
Helen Bernstein
Lewis Barber (SEAL)

State of New York
County of New York.

Personally appeared before me Frances C. Steckler and made oath that she saw the within named Lewis Barber (unmarried), sign, seal and as his act and deed deliver the within written deed, and that she with Helen Bernstein witnessed the execution thereof.

A. P. Wagner. Notary Public. Frances C. Steckler
Notary Public, Westchester County, Certificate Filed in New York County
New York County Clerk's No. 351. ; New York County Register's No. 3W283.
Commission expires March 30, 1933.

S. C. Stamps \$11.00

Recorded this the 15th day of June 1931 at 3:45 P. M.

END OF DOC.

State of South Carolina,
County of Greenville.

Whereas, L. C. Gower has purchased from P. C. Stokes a lot situate on the West side of Bramlett Road, (also known as Kelly Ave.), which lot is located 115 feet South of the intersection of Bramlett Road and Hampton Avenue Extension, just outside the corporate limits of the City of Greenville, S. C., and;

Whereas, it appears from a survey thereof made by Dalton & Neves, Engineers, that the fence, heretofore erected by P. C. Stokes on the North side of the house located on said lot, does not entirely enclose all of the said property, but that a strip which is triangular in shape and about six feet in width at the rear has not been enclosed by said fence; and,

Whereas, I Mrs. T. E. Pike, the owner of the lot adjoining the said property of L. C. Gower on the North, has by mistake erected a surface toilet on the said property Of L. C. Gower, (formerly property of P. C. Stokes,) which was not enclosed by said fence; thinking that all of said property not enclosed was a part of my land; and,

Whereas, I am now satisfied that the survey of Dalton & Neves is correct, and that the said portion which was not enclosed within said fence is a part of the lot of L. C. Gower and in which I have no interest whatever,

Now, Therefore, I Mrs. T. E. Pike, do hereby acknowledge said strip lying without the fence above mentioned to be the property of L. C. Gower and declare that the said encroachment above mentioned shall be deemed to have been made, and the conditions of same hereafter shall be deemed to be, with the express license and consent of L. C. Gower to the extent that I shall not acquire any easement or right in respect thereof, and that I do not and will not claim any interest in the said property lying between the South boundary of my lot and the North fence on the property of L. C. Gower, and I further declare that I will remove said structure withoff the property of L. C. Gower within five days upon request of L. C. Gower, her heirs and assigns.

In witness whereof, I have hereunto set my hand and seal this 3rd day of June A. D. 1931.

In the presence of:
Mrs. M. B. Garrison
J. P. Ballenger,
Mrs. T. E. Pike (L.S.)

State of South Carolina,
County of Greenville,

Personally appeared before me Mrs. M. B. Garrison and made oath that she saw the within named Mrs. T. E. Pike sign, seal and as her act and deed deliver the foregoing written instrument, and that she with J. P. Ballenger witnessed the execution thereof.

Sworn to before me this 3d day of June A. D. 1931.
Mrs. M. B. Garrison
J. P. Ballenger. (L. S.)
Notary public for South Carolina,

Recorded this the 23rd day of June 1931 at 5:30 P. M.

END OF DOC.