

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That American Building and Loan Association,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of four hundred no/100 DOLLARS,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold, released, and by these presents does grant, bargain, sell and release unto

Anna M. Beaty,

All that certain lot of land in Greenville Township, Greenville County, State of South Carolina, just outside the corporate limits of the City of Greenville, and being a portion of Lot No. 7 of Block A, as shown on plat of Theron Earle lands recorded in Plat Book A, at page 141, and having the following metes and bounds: Beginning at a stake on the west side of St. Clair Street 136 feet from the intersection of St. Clair Street and the extension of Hampton Avenue, and running thence with said St. Clair Street N. 18 E. 68 feet to corner of lot No. 8; thence with line of Lot No. 8 N. 72 W. 114 1/2 feet to an iron pin, corner of lot of Willey Andrews; thence in a line parallel with St. Clair Street S. 18 W. 68 feet to an iron pin on line of Lot No. 8; thence with line of Lot No. 8, S. 72 E. 114 1/2 feet to the beginning corner, being the same conveyed to American Building and Loan Association by Edward C. Greene and Edith G. Coyle by deed dated August 9th, 1932.

The grantor agrees to pay taxes for the year 1932.

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 grantee hereinafter named, and her heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and her heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers L. E. Stringer, President & Treas. & M. M. Hewell, Secretary,

on this the 23rd day of August in the year of our Lord one thousand nine hundred and thirty two and in the one hundred and fifty year of the

Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of Clara B. Hewell and H. P. McGee, By American Building and Loan Association L. E. Stringer, President, and M. M. Hewell, Secy.

S. C. Revenue Stamps Cancelled, \$ 1 and 00 cents.

STATE OF SOUTH CAROLINA, U. S. Stamps \$0.50

County of Greenville, Personally appeared before me Clara B. Hewell, and made oath that she was the within named American Building and Loan Association,

and that she was the duly authorized officer, L. E. Stringer, President & Treas. and M. M. Hewell, Secy.

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that she will witness the execution thereof.

Subscribed to before me, this 23rd day of August A. D. 1932 at Greenville, South Carolina.

Henry P. McGee (SEAL) Clara B. Hewell

Notary Public for South Carolina.

August 23th, 1932, at 4:48 P. M.

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Southern Guaranty and Trust Company,

a corporation chartered under the laws of the State of South Carolina, and having its principal place of business at Greenville, in the State of South Carolina, (successor of Title Guaranty and Trust Company) for and in consideration of the sum of one DOLLAR,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto L. O. Patterson,

all those two certain pieces, parcels or tracts of land situate, lying and being in said County and State about three miles southeast of Greenville courthouse, containing thirty eight and 2/100 acres and twenty four acres, more or less, respectively, being the same tracts conveyed to said Title Guaranty and Trust Company, as Trustee, by M. B. Prevost and L. O. Patterson by deed dated March 27, 1923, and recorded in the office of the Register of Deeds Conveyances for said County and State in Deed Book 85, page 47B; except for such portions thereof as have been conveyed by this company, as Trustee, and subject to all contracts now outstanding for the conveyance of any portions of said lands.

We, M. B. Prevost and L. O. Patterson, hereby ratify and confirm the foregoing deed, and request Southern Guaranty and Trust Company to execute the same to L. O. Patterson, as Trustee, instead of to us, and we hereby substitute said L. O. Patterson, as Trustee, in lieu of said Southern Guaranty and Trust Company, the successor to Title Guaranty and Trust Company.

Witness our hands and seals this the twenty-third day of August, A. D. 1932.

Signed, sealed and delivered in the presence of: M. B. Prevost, (SEAL) L. O. Patterson, (SEAL) H. K. Townes, R. F. Watson,

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 grantee hereinafter named, and his successors and assigns forever, upon the same trusts and limitations, and with all the powers and discretion all the powers and discretion vested in this company by the trust deed above mentioned.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee hereinafter named, and his successors and assigns.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers L. O. Patterson, its President and Treasurer,

on this the Twenty-third day of August in the year of our Lord one thousand nine hundred and thirty two and in the one hundred and fifty year of the

Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of H. K. Townes, and R. F. Watson, By Southern Guaranty and Trust Company, As Trustee L. O. Patterson, and L. O. Patterson, President and Treasurer

Revenue Stamps Cancelled, \$ NO and 00 cents.

STATE OF SOUTH CAROLINA, U. S. Stamps \$0.50

County of Greenville, Personally appeared before me R. F. Watson, and made oath that he was the within named Southern Guaranty and Trust Company,

and that he was the duly authorized officer, L. O. Patterson, its President and Treasurer,

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he will witness the execution thereof.

Subscribed to before me, this 23rd day of August A. D. 1932 at Greenville, South Carolina.

H. K. Townes (SEAL) R. F. Watson

Notary Public for South Carolina.

August 23th, 1932, at 5:40 P. M.

Vertical text on the right margin: *See Deed Book 85, p. 47B. This is the original of the deed of M. B. Prevost and L. O. Patterson to the Title Guaranty and Trust Company, as Trustee, dated March 27, 1923.*

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