

TITLE TO REAL ESTATE

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 Five Hundred Eighty One and 88/100 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 and released, and by these presents does grant, bargain, sell and release unto

**Mozell Groce,**

All that certain piece, parcel or lot of land in Greenville County, Greenville Township, State of South Carolina, in the City of Greenville, on Queen Street, and having the following metes and bounds, according to plat made by W. D. Neves, Engineer, Dec. 18, 1913, to-wit:

Beginning at a corner of lot of David on Queen Street and running thence N. 54-30 141.5 feet along the line of said David lot to iron pin on line of Scott Estate; thence N. 36-30 E. 92.3 feet along line of Scott Estate to iron pin at corner of lot formerly owned by Robert McKinney; thence S. 54-30 E. 141.3 feet along the line of Robert McKinney lot to corner of Queen Street; thence along Queen Street to the beginning corner.

This is one of the lots conveyed to the grantor by W. O. Groce by his deed dated July 13, 1934 and recorded in Book of Deeds 176, page 161, R. M. C. Office for Greenville County.

It is specifically agreed that the purchaser is to pay any accrued and unpaid taxes which may due on the above described property including taxes for the year 1934.

TOGETHER with, all and singular, the rights, memberships, inheritments 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. H. Stringer, President & Treasurer and M. M. Hewell, Secretary on this the 8th day of November, in the year of our Lord one thousand nine hundred and thirty four, 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

Lottie West,  
H. P. McGee,

American Building & Loan Association,  
By L. H. Stringer, President & Treas.  
and M. M. Hewell, Secretary

S. C. Stamps Cancelled; \$ 2 and 00 Cents.  
U. S. Stamp; Cancelled, \$ 1 and 00 Cents.

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Personally appeared before me Lottie West, and made oath that she saw the

within named American Building and Loan Association, by its duly authorized officers, L. H. Stringer, Pres. & Treas. & M. M. Hewell, Secretary

sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that H. P. McGee, witnessed the execution thereof.

SWORN to before me, this 8th day of November, A. D. 19 34

Henry P. McGee, (SEAL)  
Notary Public for South Carolina.

Lottie West,

Recorded November 17th, 19 34 at 10:10 o'clock A. M.