

MS 22449

This Deed, made this 15th day of March, 1935, between Lewis Barber, unmarried, of the City of New York, State of New York, party of the first part, and John F. Smith, of Greenville, South Carolina, party of the second part.

W I T N E S S E T H :

That, for and in consideration of the sum of Ten Dollars (\$10.00) and of other valuable considerations paid by the party of the second part to the party of the first part, the receipt whereof is hereby acknowledged; the execution and delivery by the said party of the second part of a principal note in the sum of \$3600.00 secured by a first deed of trust, or mortgage, on the premises hereinafter described, bearing even date herewith and to be simultaneously executed and delivered; the assumption by him of the taxes and assessments, assessed or assessable upon the premises for the year of 1935, and all installments of assessments whenever assessed, payable during and subsequent to the said year of 1935, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part doth hereby give, grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property;

All that certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, in the City of Greenville, being known and designated as Lot "F" of North Hills as shown on plat recorded in the R. M. C. Office for Greenville County, in plat Book "G" at page 90, and having, according to survey made May 1928, the following metes and bounds, to-wit:

Beginning at the point of intersection of the East side of Elizabeth Street, with the North side of a ten-foot alley, which point is 160 feet North of the intersection of the East side of Elizabeth Street with the North side of Garraux Street, and running thence with the East side of Elizabeth Street, N. 13-12 E. 50 feet to a point; thence S. 65-17 E. 144.3 feet to a point; thence S. 16-45 W. 46.2 feet to a point on the North Side of a ten foot alley; thence with the North side of said alley, N. 66-02 W. 141 feet to the point of beginning.

Being the same property conveyed to Lewis Barber by deed from E. Inman, Master, dated on the 5th day of May, 1932, and filed for record in the office of the R. M. C. Of Greenville County, South Carolina, in Volume 165, at page 341.

To Have and to hold the granted premises, with all the rights, easements and appurtenances thereto belonging to the said John F. Smith, his heirs and assigns forever.

Subject, however, 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; to the Zoning Laws and other restrictions and regulations of Municipal authorities.

The said party of the first part does hereby bind himself, his heirs and assigns to warrant and forever defend all and singular the said premises unto the said John F. Smith, his heirs and assigns against the said party of the first part, his heirs and assigns and against every person whosoever lawfully claiming the same or any part thereof.

Witness the following signature and seal.

Signed, sealed and delivered in the presence of:

Lewis Barber (SEAL)

E. L. Keefer

B. Pfeiffer.

State of New York,  
County of New York.

Personally appeared before me E. L. Keefer and made oath that she saw the within named Lewis Barber sign, seal and as his act and deed, deliver the within written deed, and that she with B. Pfeiffer witnessed the execution thereof.

Sworn to before me this 11th day of April, 1935

E. L. Keefer

Maude M. Greene,  
Notary Public,

My commission expires March 30, 1936.

Maude M. Greene, Notary Public, Kings Co. Cl'k. No. 173,  
Reg. No. 6191, N.Y. Co. Cl'k No. 430, reg. No. 6-G.237,  
Commission expires March 30, 1936.

S. C. Stamps \$8.00

U. S. Stamps \$4.00

For true consideration see affidavit Book, Page 231.

Recorded this the 25th day of April, 1935, at 9:22 A. M.