

MG 2446

This Deed made this first day of July, 1934, between John E. Lee, unmarried, of the City of Bloomfield, State of New Jersey, party of the first part and Lillian M. Auld, of the City of Greenville, State of 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 Three Thousand Dollars (\$3,000.00) secured by a first deed of trust of mortgage on the premises hereinafter described, bearing even date herewith and to be simultaneously executed and delivered; the assumption by her of the taxes and assessments, assessed or assessable upon the premises, for the year of 1934, and all installments of assessments whenever assessed, payable during and subsequent to the said year of 1934, 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, her heirs and assigns, the following described property:

All that certain piece, parcel or lot of land situate, lying and being on the south side of Perry Avenue, in Ward 5 of the City of Greenville, State of South Carolina, having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Perry Avenue, 75 feet from the intersection of Perry Avenue and Calhoun Street, and running thence S. 18-45 W. 191 feet to an iron pin on a 20 foot alley; thence along said alley N. 71-15 W. 75 feet to an iron pin; thence N. 18-45 E. 191 feet to an iron pin on Perry Avenue; thence along Perry Avenue, S. 71-15 E. 75 feet to the beginning corner.

Being the same property conveyed to John E. Lee by deed from Interstate Mortgage Company, which deed has been duly recorded in the Office of the R. M. C. of Greenville County, in Book 170, at page 355; and also the same property quit-claimed to the said John E. Lee by deed from Iola C. Wyatt by instrument bearing date on the 26th day of September, 1934, and filed for record in the Office of the R. M. C. of Greenville County, South Carolina, in Volume 129, at page 270.

To Have and to hold the granted premises, with all the rights, easements and appurtenances thereto belonging to the said Lillian M. Auld, her 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 Lillian M. Auld, her heirs and assigns against the said party of the first part, his heirs and assigns and against every person whomsoever lawfully claiming the same or any part thereof.

Witness the following signature and seal.

Signed, sealed and delivered
in the presence of:

John E. Lee (SEAL)

H. T. Swenson,
Wm. G. Battenfeld.

State of New York,
County of New York.

Personally appeared before me H. T. Swenson and made oath that he saw the within named John E. Lee sign, seal and as his act and deed, deliver the within written deed, and that he with Wm. G. Battenfeld witnessed the execution thereof.
Sworn to before me this 7th day of
November, 1934.

H. T. Swenson,

F. G. Rudolph,
Notary Public,
Notary Public Queens Co. No. 2087, Reg. No. 1460,
Cert. filled in N. Y. Co. No. 582, Reg. No. 6-R-326.
Cert. filed in Kings Co. No. 145, Reg. No. 6249,
Commission expires March 30, 1936.

U. S. Stamps \$6.00
S. C. Stamps \$12.00

For true consideration see Affidavit Book, Page 213.
Recorded this the 17th day of November, 1934, at 3:15 P. M.