

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA - GREENVILLE

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, Ethel Fay Ford, in the State aforesaid, in consideration of the sum of THIRTY THOUSAND & NO/100 DOLLARS (\$30,000.00) to me in hand paid at and before the sealing of these presents by Roger C. Peace, (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Roger C. Peace, his heirs and assigns:*

All that certain parcel of land situate on the north side of Crescent Avenue (formerly Mills Avenue), in the City of Greenville, County and State aforesaid, being my residence property and described as follows:-

First: All those three certain lots of land known and designated as Nos. 20, 21 and 22 of Block "B" of the Cagle Park property, as shown on plat recorded in Plat Book "C", page 238, R. M. C. Office for Greenville County, and more particularly described as follows:-

BEGINNING at an iron pin on the north side of Crescent Avenue (formerly Mills Avenue), on the line now or formerly of H. B. Tindal, and running thence with his line N. 5-10 W. 266.7 feet to corner of Lot No. 24; thence N. 77-44 W. 184.6 feet to corner of Lot No. 19; thence with line of Lot No. 19, S. 0-23 W. 260.9 feet to iron pin on north side of Crescent Avenue; thence with said Avenue along a curved line in an easterly direction 213.8 feet to the point of beginning. The said lots were conveyed to J. W. Jervey by deed of Cagle Park Land Company, dated June 27, 1917, and recorded in Deed Book 25, page 367, R. M. C. Office for Greenville County, and are hereby conveyed subject to all the restrictions affecting the same contained in the said deed.

Second: All those certain lots of land situate in the rear of the above described property, known and designated as Nos. 24, 25 and the eastern portion of No. 26 of Block B, on the above mentioned plat and more particularly described as follows:

BEGINNING at an iron pin on the south side of Tindal Avenue, and running thence with said Avenue, N. 89-07 E. 155.7 feet to an iron pin on line of property now or formerly of H. B. Tindal; thence along said line S. 5-10 E. 265 feet to an iron pin, corner of lots Nos. 22 and 24; thence N. 77-44 W. 184.6 feet to an iron pin, corner of lots Nos. 19 and 20; thence approximately N. 0-23 E. 222 feet, more or less, to the point of beginning on Tindal Avenue. The above lots were conveyed to J. W. Jervey by deed of Cagle Park Land Company, dated July 8, 1919, and recorded in Deed Book 53, page 320, said R. M. C. Office, and are hereby conveyed subject to all the restriction affecting the same contained in the said deed. Excepting, however, from this conveyance that portion of Lots Nos. 24, 25 and 26, conveyed to Robert I. Woodside by deed of J. W. Jervey, dated October 4, 1923, and recorded in Deed Book 97, at page 538, said R. M. C. Office, and therein described as follows:-

All those certain lots of land known and designated as Lots 1, 2, and 3 on plat of J. W. Jervey property, recorded in Plat Book F, page 152, said R. M. C. Office, and described as follows:

BEGINNING at an iron pin on the south side of Tindal Avenue, at the corner common to the property now owned by Robert I. Woodside and the J. W. Jervey property, and running thence along the division line of said properties, S. 5-10 E. 190.5 feet to an iron stake; thence S. 89-07 W. 173.1 feet to an iron stake; thence N. 0-10 E. 190 feet to an iron stake on the south side of Tindal Avenue; thence along said Avenue, N. 89-07 E. 155.7 feet to the point of beginning. The premises hereby conveyed are contained in the conveyance of Helen Smith Jervey to J. W. Jervey, dated December 29, 1922, and recorded in Deed Book 79, page 362, R. M. C. Office for Greenville County.

This is the identical property conveyed to the grantor herein by J. W. Jervey, by deed dated December 15, 1931, and recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 163, at page 114.

It is distinctly understood that this conveyance includes the following:-

1. The Rudd heater now installed in the basement.
2. All ceiling and wall electrical fixtures, this not to include electrical appliances, such as electric light bulbs, floor and table lamps, electric heaters, and cleaners, refrigerator, stove, etc.
3. All shrubbery, plants, bulbs, etc. are included.

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 singular the Premises before mentioned unto the said Roger C. Peace, his heirs and Assigns forever.

And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Roger C. Peace, his Heirs and Assigns, myself, and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand and seal, this 18th day of May, in the year of our Lord one thousand, nine hundred and thirty-seven in the one hundred and sixty-first year of the Independence of the United States of America.