

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

WHEREAS on February 6, 1931, by deed recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 133, at page 570, W. H. Hammett conveyed the property hereinafter described to John E. Johnston as Trustee, failing to set forth the terms of said trust in said deed,

And Whereas, the said property as a matter of fact was conveyed to the said John E. Johnston as Trustee with full authority and power to manage the said property, collect the rents therefrom, and to sell and convey the premises, as such times and on such terms as the said Trustee may deem advisable, and to execute to the purchaser a good fee simple title thereto; the proceeds derived from the sale of said property to be applied first to the payment of the existing mortgage thereon, and any balance then remaining to be divided equally between the said John E. Johnston and W. T. Patrick, the purchaser not to be required to see to the application of the proceeds of said sale, and that no other person has any interest or claim in or to said property or the proceeds from the sale of same.

And whereas, the said John E. Johnston as Trustee has been unable to sell said property for an amount sufficient to pay the mortgage indebtedness thereon, and the Southeastern Life Insurance Company, the owner of the said mortgage, is now threatening to foreclose same.

And whereas, Nellie M. Peirano has agreed to purchase said property and to pay the mortgage thereon held by Southeastern Life Insurance Company, and the said John E. Johnston as Trustee deems it advisable to convey said premises to her.

Now, Therefore, this conveyance is made to Nellie M. Peirano with the consent and approval of the said W. T. Patrick and W. H. Hammett, who have consented to said deed for the purpose of confirming the facts hereinabove set forth.

Now Know all men by these presents, that I, John E. Johnston, as Trustee in the State aforesaid, in consideration of the sum of One (\$1.00) Dollar and the assumption of the mortgage hereinbelow referred to, to me in hand paid at and before the sealing of these presents by Nellie M. Peirano (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 Nellie M. Peirano all that certain piece, parcel, or lot of land with the buildings and improvements thereon situate, lying and being at the southeast corner of Elizabeth Street and Russell Avenue, known and designated as Lot C on plat of North Hills, and having according to said plats recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book H, at page 88 and 90, the following metes and bounds, to-wit:-

Beginning at a point on the east side of Elizabeth Street at the joint corner of Lots C and D, said point being 310.3 feet north from the northeast corner of the intersection of Elizabeth and Garraux Streets, and running thence with Elizabeth Street N. 29-25 E. 25 feet to a point; thence still with Elizabeth Street N. 54-25 E. 25 feet to a point; thence still with Elizabeth Street N. 84-25 E. 25 feet to a point on Russell Avenue; thence with the south side of Russell Avenue S. 70-35 E. 100 feet to a point; thence with the joint line of Lots B and C, S. 16-45 W. 70.5 feet to a point, joint rear corner of Lots C and D; thence with the joint line of the last mentioned Lots N. 65-17 W. 146 feet to Elizabeth Street, the beginning corner.

As a part of the consideration for this conveyance, the grantee assumes and agrees to pay that mortgage over the above described property now owned by Southeastern Life Insurance Company which is recorded in the R. M. C. Office for Greenville County in Mortgages Volume 215, at page 42.

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 said Nellie M. Peirano, her heirs and assigns forever.

And I do hereby bind myself as Trustee, and my successors to warrant and forever defend all and singular the said Premises unto the said Nellie M. Peirano, her Heirs and Assigns, against myself as Trustee and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 10th day of November in the year of our Lord one thousand, nine hundred and thirty-seven in the one hundred and sixty second year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Mary M. Rast,

Patrick C. Fant,

John E. Johnston (L. S.)

Individually and as Trustee.

We the undersigned hereby consent to the above conveyance to Nellie M. Peirano, and we acknowledge that the facts set forth in the preamble of said deed are true and correct.

In the presence of:

Patrick C. Fant

Harriet R. Wright.

W. T. Patrick

W. H. Hammett