

State of South Carolina,
County of Greenville.

Know all men by these presents that I, L. O. Patterson, of Greenville County, in the state aforesaid, in consideration of the sum of fourteen thousand dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto (Mrs.) Andrea C. Patterson all that certain piece, parcel or tract of land situate, lying and being in said state and county, in Greenville Township, about three miles north-west of Greenville Court House, on the north-west side of Clarendon Avenue, on which it fronts from the Buncombe Road to the J. Lee Greene line, containing about ten and one-half acres, more or less, and being the same land conveyed to me by Colonia Co. by deed dated October 28, 1911, and recorded in office of Register of Mesne Conveyances for said county in Book 16, page 227, the metes and bounds, courses and distances stated in said deed being hereby adopted and made a part hereof as fully as though set forth at length herein; this land being subject to the restrictions contained in said deed; less, however, two portions of said tract which I have conveyed to Mrs. Mattie E. James (5 feet by 246 feet) by deed recorded in said office in Book 87, page 507, and to John A. Keys by deed so recorded in Book 200, page 40 (70 by 172 feet); the remainder of said tract being hereby conveyed subject to the lien of a mortgage given by me to The Prudential Insurance Company of America, recorded in said office in Book 219, page 6; but it being distinctly understood and agreed that said Andrea C. Patterson, by accepting this deed, does not assume or agree to pay the unpaid balance of said mortgage, which amounts to the sum of seven thousand dollars this day, or to pay any deficiency, if this property should be sold for less than the mortgage debt.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and her 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 grantee, and her heirs and assigns, against 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 seventeenth day of March, in the year of our Lord one thousand, nine hundred and thirty-eight, and 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:

S. C. Fulmer

L. O. Patterson (L. S.)

F. B. Massingale

The State of South Carolina,
County of Greenville.

Personally appeared before me S. C. Fulmer and made oath that he saw the within named L. O. Patterson sign, seal and as his act and deed deliver the within written deed, and that he with F. B. Massingale witnessed the execution thereof.

Sworn to before me this 17th day of March, A. D. 1938

F. B. Massingale (L. S.)

S. C. Fulmer

Notary Public for South Carolina.

S. C. Stamps \$14.00

U. S. Stamps \$ 7.00

Recorded this the 1st day of November, 1938 at 11:32 A. M. #12401 BY: E. G.