

TITLE TO REAL ESTATE

The State of South Carolina,)
County of Greenville.)

Know all men by these presents that I, Andrea C. Patterson, of Greenville County, in the State aforesaid, in consideration of the sum of three hundred 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 Martha K. Tippet all that certain lot, piece or parcel of land situate, lying and being in said state and county, in Greenville Township, about three miles northwestward from Greenville Court House, having the following metes and bounds, according to a survey and sketch made by R. E. Dalton on November 1, 1938, to wit: beginning at an iron pin which is N. 46-10 E. twenty-seven (27) feet from the iron pin marking the west corner of the lot of land 317 by 300 feet mortgaged to The Prudential Insurance Co. of America by indenture recorded in the office of the Register of Mesne Conveyance for said county in book 219, at page 6, and running thence along rear line of said mortgaged lot N. 46-10 E. ninety (90) feet to an iron pin; thence N. 43-50 W. two hundred and eighty and 4/10 (280.4) feet to an iron pin on the boundary line of the land conveyed by Piedmont Savings & Investment Co. to Alfred Tanner by deed dated May 5, 1906, and recorded in said office in book "mmm," at page 683; thence along said Tanner line S. 14 W. one hundred and six (106) feet to an iron pin (which is 89 feet from a corner at which said boundary line runs S. 28-15 W. along the said Tanner tract); thence S. 43-50 E. two hundred and twenty-four and 2/10 (224.2) feet to the beginning corner; this being a portion of the land conveyed to me by L. O. Patterson by deed dated March 17, 1938, and recorded in said office in book 206, at page 357; subject to the restrictions stated in the deed to said L. O. Patterson from Colonia Co., dated October 28, 1911, recorded in said office in book 16, at page 227, as modified by the declaration executed by said company, dated July 27, 1937, recorded in deed book 198, at page 350; together with the right to use the road now under construction from the above described lot to Clarendon Avenue, in common with myself and my heirs and assigns, none of whom shall be required to contribute to the expense of maintaining such road except in proportion to such use as I or they may make thereof; hereby reserving to myself, and my heirs and assigns the right to construct (at any time hereafter) and maintain a road not over thirty (30) feet in width across the north-west end of the lot hereby conveyed, along or near the said Tanner boundary line. And I hereby release the lot of land hereby conveyed from the lien of the mortgage recorded in said office in book 116, at page 175, and from the lien of judgment No. E-5723, obtained by W. A. Hopkins, as receiver of Farmers Bank of Travelers Rest.

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 seventh day of November, in the year of our Lord one thousand, nine hundred and thirty-eight, and in the one hundred and sixty-third year of the independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Lucyle S. Dargan

Andrea C. Patterson (L.S.)

Verner S. Fisher

The State of South Carolina)
County of Greenville.)

Personally appeared before me Verna S. Fisher and made oath that she saw the within named Andrea C. Patterson sign, seal and as her act and deed deliver the within written deed, and that she, with Lucyle S. Dargan, witnessed the execution thereof.

Sworn to before me, this 7th
day of November, A. D. 1938.

Lucyle S. Dargan (L.S.)

Verna S. Fisher

Notary Public for South Carolina

S. C. Stamps \$1.00
U. S. Stamps 0.50

Recorded this the 9th, day of November, 1938, at 9:25 A.M. #12743 By: N.S.