

TITLE TO REAL ESTATE

The State of South Carolina,
COUNTY OF GREENVILLE.

Whereas, J. I. Westervelt, did on or about the 1 day of September, 1939, enter into a contract with D. E. Burns for the sale of the property hereinbelow described; and

Whereas, the said D. E. Burns did thereafter assign and transfer his interest in the contract to purchase to the grantee, J. F. Sanders and requested that deed be made conveying same to the said grantee herein; and

Whereas, since the execution of said contract of sale J. I. Westervelt has departed this life testate, leaving his last will, which is on file in the office of the Probate Court for Greenville County and, under the terms thereof, all real estate owned by the said J. I. Westervelt was devised to the grantor herein; and

Whereas, the said J. F. Sanders has now paid the balance remaining due on the said purchase contract above referred to and has demanded that title to the said lots be conveyed to him.

Now, therefore, in order to carry out the terms of the said agreement this deed is made.

KNOW ALL MEN BY THESE PRESENTS, That I, Mrs. Melville Westervelt

in the State aforesaid

in consideration of the sum of Four Hundred Fifty and no/100 (\$450.00)

DOLLARS

to me in hand paid, at and before the sealing of these presents by J. F. Sanders

in the State aforesaid, 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 J. F. Sanders, his Heirs and assigns, forever:-

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Waccamaw Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 36 and the adjoining one-half of Lot No. 37 on plat of Augusta Circle made by R. E. Dalton, Engineer, November 1921, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book F, at page 23, and having, according to said plat, the following metes and bounds, to-wit:-

Beginning at an iron pin on the Southeast side of Waccamaw Avenue, joint corner of Lots Nos. 35 and 36, said iron pin being 200 feet in a Northeasterly direction from the Southeast corner of the interesection of Waccamaw Avenue and a 15 foot street or alley and running thence with the line of Lot No. 35, S. 71-35 E. 166.36 feet to an iron pin; thence S. 21-35 W. 75 feet to an iron pin in the center of the rear line of Lot No. 37; thence through the center of Lot No. 37 N. 71-35 W. 166.36 feet to an iron pin in the center of the front line of Lot No. 37 on the Southeast side of Waccamaw Avenue; thence with the Southeast side of said Waccamaw Avenue N. 21-35 E. 75 feet to the beginning corner.

This is a portion of the property that was conveyed to J. I. Westervelt by deed of Melville C. Westervelt, as Trustee, dated February 1st, 1923, and recorded in the R. M. C. Office for Greenville County, S. C. in Deeds Volume 96, page 424.

I, D. E. Burns, having assigned my interest in the contract to purchase the within described property to J. F. Sanders, request that this deed be executed to him.

In the presence of:

L. A. Nelson D. E. Burns, (L. S.)
F. C. Lupo, Jr.

Assignment of interest recorded March 15, 1940 at 4:17 P. M. #3576 BY: E.G.