

TITLE TO REAL ESTATE—G.T. 201

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Mittie Dora James

in the State aforesaid,

in consideration of the sum of

Five Hundred Dollars and assumption of Mortgage in sum of \$1600.00, balance due above \$1185.00 Dollars

to me in hand paid

at and before the sealing of these presents by

Louis M. Lipscomb

(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

Louis M. Lipscomb, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Ward One of the City of Greenville, and being known and designated as Lot No. 3, of the L. I. Jennings property, as shown on plat thereof made by R. E. Dalton, May, 1919, and recorded in the R. M. C. Office for Greenville County in Plat Book E, page 156, and having the following metes and bounds, to-wit:

Beginning at an iron pin on Mulberry Street, corner of Lot No. 2, and running thence with Mulberry Street, N. 57-57 E. 44 feet to an iron pin, corner of Lot No. 4; thence with line of Lot No. 4, S. 32-03 E. 137.4 feet to an iron pin on Piedmont Avenue; thence with said Piedmont Avenue, S. 59-0 W. 44 feet to an iron pin, corner of Lot No. 2; thence along the line of said Lot No. 2, N. 32-03 W. 136.6 feet to the beginning corner. Being the same lot conveyed to M. W. James by Katie M. Vanadore by deed dated April 13, 1920, and recorded in the R. M. C. Office for Greenville County in Vol. 64, page 61.

And being the same lot of which said M. W. James died seized and possessed, on August 19, 1940, without leaving a will, and the grantor herein, and her son, Van Allen James, being the sole heirs-at-law and distributees of said M. W. James, deceased; the said Van Allen James having previously conveyed all his right, title and interest in said lot to the grantor herein by deed dated Jan. 2, 1941, not yet recorded.

And in making this conveyance, I hereby affirm that there are no debts outstanding against the estate of said M. W. James, save and excepting the note and mortgage described herein, and the costs of administration of said estate, which are to be paid out of the purchase price of the within lot, said funds having been paid to me as administratrix of said estate, in an amount equal to said costs.

The grantee herein assumes and agrees to pay a certain note and mortgage in the original sum of \$1600.00 executed by said M. W. James to First Federal Savings and Loan Association, of Greenville, on which there is a balance of \$1185.00.