

TITLE TO REAL ESTATE--G.T. 201

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That I, Maurice E. Guntharp,

in the State aforesaid,
in consideration of the sum of
Five Dollars and love and affection for my daughter Dollars

to me in hand paid
at and before the sealing of these presents by
Rubye Guntharp Smith

(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

Ruby Guntharp Smith.

All my right, title and interest in and to the following described real estate:

All that certain piece, parcel or lot of land, situate, lying and being in the Fifth Ward of the City of Greenville, in the State and County Aforesaid, situate on the west side of Ware Street, and having the following lines, metes and bounds, to-wit:

Beginning at the southeast corner of lot now or formerly of Mrs. Hettie M. Ligon, and running thence with the west side of Ware Street, 64 feet, 10.56 inches to the corner of the Graded School lot; thence with the line of the school lot, and lot of M. F. Ansel, 190 feet, 8/100 inches, to W. E. Beattie's lot; thence with line on east side of said last named lot and parallel to Ware Street, 64 feet, 10.56 inches, to a point at southwest corner of Ligon lot; thence with line of last mentioned lot, 190 feet, 8/100 inches to the beginning corner. Being the same lot conveyed to Eva V. Guntharp by W. Vincent Austin, by deed dated September 6, 1919, and recorded in the R. M. C. Office for Greenville County in Vol. 57, page 21.

It is understood and agreed that the interest herein conveyed is an undivided one-half interest in the above described lot, one-third of which was inherited from my wife, Eva V. Guntharp, and the other one-sixth having been conveyed to me by Rubye Guntharp Smith by deed dated July 13, 1939 and recorded in the R. M. C. Office for Greenville County in Vol. 212, page 188.

I do however, reserve unto myself a life estate in the above described premises herein, and the said Rubye Guntharp Smith shall pay to the grantor herein the sum of One Dollar per year as rental on said undivided one-half interest, and shall pay all taxes, fire insurance premiums, maintenance and up-keep of said premises, so long as I shall live, and upon my death the life estate shall terminate, and the property in its entirety shall belong to said Rubye Guntharp Smith, her heirs and assigns free and clear of all conditions.