

TITLE TO REAL ESTATE

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

Know all men by these presents that I, L. O. Patterson, as trustee, of said county, in the state aforesaid, in consideration of the sum of six hundred dollars to me in hand paid at and before the sealing of these presents by the grantees hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and released unto Robert A. Balderson and (Mrs.) Adelaide C. Balderson all that certain lot, piece or parcel of land situate, lying and being in said state and county, about two or three miles southeast of Greenville Court House, between the Augusta Road and Reedy River, south of the property of Greenville Country Club, made up of the north twenty feet of Lot No. 194 and all of Lots Nos. 195, 196, and 197 of "Marshall Forest," as shown on the plat made by Dalton & Neves in October, 1928, and recorded in the office of the Register of Mesne Conveyances for said county in Plat Book "H", on pages 133 and 134, and having, according to said plat, the following metes and bounds, to wit: beginning at a stake on the east side of Ridge Drive, on the southwest corner of Lot No. 198, which was conveyed to W. B. Lawrence by deed dated Dec. 28, 1928, and recorded in Book 150, page 3 (said stake being approximately 308.8 feet southward from Club Drive), and running thence along Ridge Drive S. 23-48 E. ninety-five (95) feet to a stake twenty (20) feet beyond the joint corner of Lots Nos. 194 and 195; thence N. 66-12 E. (parallel with the joint line of Lots Nos. 193 and 194, and at all times five feet northward from such joint line) about 268.6 feet to a strip marked on said plat "10 Ft. reservation for pipes and poles;" thence along said strip N. 39-22 W. about 98.6 feet to the southeast corner of Lot No. 198; thence S. 66-12 W. 242.2 feet along the south line of Lot No. 198 to the beginning corner; this being a portion of the land conveyed to me, as trustee, by Southern Guaranty and Trust Company, as trustee, by deed dated August 23, 1932, and recorded in said office in Book 154, page 229. The title hereby conveyed is subject to the provisions of the "protective covenants" intended to enable owners of lots in this subdivision to borrow from the Federal Housing Administration, said covenants (to be recorded hereafter) having been exhibited to said grantees and approved and accepted by them. By accepting this deed said grantees agree to commence, prior to October 15th, 1941, the construction on said premises of a house costing approximately five thousand dollars or more and to complete the same prior to January 15th, 1942.

This agreement constitutes a part of the consideration for the execution of this deed and has materially affected the purchase price of said land.

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 hold all and singular the premises before mentioned unto the said grantees and their heirs and assigns forever.

And I do hereby bind myself, as trustee only, and my successors to warrant and forever defend all and singular the said premises unto the said grantees, and their heirs and assigns, against myself and my successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this eighteenth day of September, in the year of our Lord one thousand, nine hundred and forty-one and in the one hundred and sixty-sixth year of the independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Christie C. Prevost

S. C. Fulmer

L. O. Patterson (L.S.)
as Trustee.

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The State of South Carolina
County of Greenville.

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

Sworn to before me, this 18
day of Sept., A. D., 1941.

Lucyle S. Dargan (L.S.)

Christie C. Prevost

Notary Public for South Carolina

Recorded this 21st day of October, 1941, at 12:02 P. M. #15304. S. C. Stamps \$2.00
U. S. Stamps 1.10