

TITLE TO REAL ESTATE

46782 PROCEEDS-J. BEARD CO. - GREENVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Know all men by these presents that I, L. O. Patterson, of Greenville County, in the State aforesaid, in consideration of the sum of ten 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), and for other valuable considerations, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto (Mrs.) Laura R. Boggs all that certain lot, piece or parcel of land situate, lying and being in said county and state, on Paris Mountain, known and designated as Lot number twenty-six (26) of Section "A" on J. R. Lawrence's plat of July, 1897, pasted on page 902 of Deed Book "DDD" in the office of the Register of Mesne Conveyances for said county, showing the "Paris Mountain Land Company's Cottage Lots," and having, according to R. E. Dalton's survey of July, 1921, approximately the following metes and bounds, to-wit: beginning at an iron pipe on the west side of Thompson Road (which pipe is N. 64-45 W. 30.7 feet from a pipe near a pine and post oak on the east side of said road), on the corner of Lot No. 25 on said plat, conveyed by me to L. W. Boggs by deed dated June 22, 1942, and recorded in said office in Book 246, page 71, and running thence N. 88-45 W. 259.7 feet along line of Lot 25 to an iron pipe on an alley; thence along the east side of said alley S. 30-25 W. 102.2 feet to an iron pipe on the corner of Lot No. 27; thence S. 88-45 E. 112.4 feet along line of Lot 27 to an iron pipe; thence in the same course (S. 88-45 E.) 157-8 feet along line of lot 27 (making the total length of this line 270.2 feet, more or less) to an iron pipe on the west side of Thompson Road; thence along said road N. 25-15 E. 98.4 feet to the beginning corner, containing 54/100 of an acre, more or less, and being the same conveyed to me by Paris Mountain Company by deed dated August 8, 1921, and recorded in said office in Book 80, page 13. It is agreed that the taxes on said premises for the year 1943 shall be paid pro rata by the parties hereto.

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 twenty-seventh day of September, in the year of our Lord one thousand, nine hundred and forty-three, and in the one hundred and sixty-eighth year of the independence of the United States of America.

Signed, sealed and delivered

in the presence of

Blanche H. McPherson

Robt. I. Woodside

L. O. Patterson (L.S.)

For value received, Lot No. 26 (conveyed by the within deed to Mrs. Laura R. Boggs) is hereby released from the lien of the mortgage dated February 28, 1935, recorded in office of Register of Mesne Conveyances for said county in Book 116, page 175; also from the lien of Judgment No. E-5723 (on file in office of Clerk of Court for said county), obtained on April 28, 1936, by W. A. Hopkins, receiver of Farmers Bank of Travelers Rest, and assigned by him to me on March 26, 1937.

Witness my hand and seal, this 27th day of September, A. D., 1943.

Signed, sealed and delivered

in presence of

Blanche H. McPherson

Robt. I. Woodside

Andrea C. Patterson (L.S.)

(See over for probate and dower renunciation)