

TITLE TO REAL ESTATE

48782 PROFFICE-J. BRARD CO.-GREENVILLE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS THAT I, L. O. Patterson, as trustee, of the County of Greenville, in the state aforesaid, in consideration of the sum of six hundred and thirty 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), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Charles M. Gerrald all that certain lot, piece, or parcel of land situate, lying and being in said state and county, in Greenville Township, about three and a quarter miles southeastward from Greenville Court House, between the Augusta Road and Reedy River, south of the Greenville Country Club Golf Course, having the following metes and bounds, according to Dalton & Neves' plat of "Marshall Forest," made 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, to wit: Beginning at a stake on the north side of Brookside Way, approximately 330.4 feet westward from the "10 Ft. reservation for pipes and poles" shown on said plat (measuring from the point where said reservation intersects Brookside Way), said stake being fifteen (15) feet westward from the joint corner of Lots Nos. 66 and 67, as shown on said plat, and running thence in an easterly direction along said Brookside Way, following the curve thereof, one hundred and nine and four-tenths (109.4) feet to a stake 1.8 feet westward from the joint corner of Lots Nos. 63 and 62; thence in a straight line to a stake on said "reservation" three (3) feet N. 54-40 W. from the joint rear corner of Lots Nos. 61 and 62; thence along said "reservation" N. 54.40 W. fifty (50) feet to a stake on the joint rear corner of Lots Nos. 63, and 64; thence in a straight line to the beginning corner. This is 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 lands in this subdivision to borrow from the Federal Housing Administration) dated October 18, 1941, recorded in said office in Deed Book 238, page 289, and to the additional covenant that no dwelling costing less than four thousand, two hundred and fifty dollars (\$4,250.00) shall be erected on said premises or any portion thereof.

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 his heirs and assigns forever, subject to the above mentioned covenants. And I do hereby bind myself (as trustee only and not individually) and my successors to warrant and forever defend all and singular the said premises unto the said grantee and his heirs and assigns against myself and my successors and against every person whomssoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 29th day of June, in the year of our Lord one thousand, nine hundred and forty-five, and in the one hundred and sixty-ninth year of the independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Ollie Farnsworth
S. E. Colvin, Jr.

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

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Ollie Farnsworth and made oath that she saw the within named L. O. Patterson, as trustee, sign, seal and as his act and deed deliver the within written deed, and that she, with S. E. Colvin, Jr., witnessed the execution thereof.
Sworn to before me, this 29th day of June, A. D. 1945.

S. E. Colvin, Jr. (L. S.)
Notary Public for South Carolina.

Ollie Farnsworth.

S. C. Stamps \$2.00
U. S. Stamps \$1.10

Recorded July 12th, 1945 at 10:48 A. M. #8031 BY:E.G.