

TITLE TO REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA, }
Greenville County. }

KNOW ALL MEN BY THESE PRESENTS, That I, E. C. Stephens

.....in the State aforesaid.....
in consideration of the sum of THREE THOUSAND SEVEN HUNDRED and FIFTY (\$3750.00)
..... DOLLARS,

to me paid by Ruth Ashton Rivers

in the State aforesaid, (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 Ruth Ashton Rivers, her Heirs and Assigns forever

All that piece, parcel or lot of land in GreenvilleTownship, Greenville County, State of South Carolina.

in the town of West Greenville, on the south side of Perry Avenue and having the following
metes and bounds, to-wit:

BEGINNING at a stake on the south side of Perry Avenue, corner of lot sold by the Grantor
to George W. Simpson, and running thence with Simpson line S. 22½ W. 191 feet to a stake; thence
in a line parallel with Perry Avenue, 50 feet to a stake; thence N. 22½ E. 191 feet to a stake
on Perry Avenue; thence with Perry Avenue 50 feet to the beginning corner. This is the house
and lot now known as No. 38 Perry Avenue and is also known and designated as lot No. (5) on the
Greater Greenville Tax Map, page 119. The Grantor also conveys any and all rights that he may
have in a 13 foot alley shown on said Greater Greenville Tax Map. Grantee is to pay 1945 State
and County Taxes.

The Grantor warrants that he will deliver possession of the premises not later than sixty
(60) days after the date of this deed, and that he will do his utmost to deliver possession
within thirty (30) days after the date of this deed. The Grantor and the Grantee agree that
the Grantor is not to pay rent during the first ^{thirty} (30) days, but is to pay rent during the second
thirty (30) day period if possession is not given at or before the expiration of the first thirty
(30) days.