

TITLE TO REAL ESTATE

All those certain pieces, parcel or lots of land, situate, lying and being in the Town of Travelers Rest, State and County aforesaid and being known and designated as Lots Nos. 15, 7, 8, 9, 10 and 17 of the property of J. H. Roe, et al, as surveyed by Dalton & Neves, Engrs. of Greenville, South Carolina, February, 1929, said plat being recorded in R.M.C. Office for Greenville County, S.C. in Plat Book "G", page 234, said lots having such metes and bounds as shown by said plat, reference to which is hereby craved. This being the same land conveyed to J. H. Roe by J. C. Roe, Sr. by deed dated May 6, 1929, and of record in the R.M.C. Office for Greenville County in volume 253, page 159.

As part of the consideration for the within conveyance the grantee assumes and agrees to pay the following mortgage indebtednesses on said property:

Mortgage in the original principal sum of Two Thousand (\$2000.00) Dollars executed by the within grantor to the Federal Land Bank of Columbia, and mortgage in the original principal sum of Three Thousand (\$3000.00) Dollars executed by the within grantor to the Land Bank Commissioners, said mortgages being of record in the R.M.C. Office for Greenville County in Mortgage books 249 and 247 respectively, at pages 72 and 189 respectively. As of October 15, 1945 there is due and owing on said two mortgages the amount of Three Thousand Three Hundred Sixty-seven and 47/100 (\$3367.47) Dollars.

Mortgage in the original principal sum of Twenty Thousand One Hundred Eighty-four and no/100 (\$20,184.00) Dollars executed by the within grantor to W.S. Bradley, said mortgage being of record in the R.M.C. Office for Greenville County in mortgage book 233 at page 111. The amount due on this mortgage as of October 15, 1945 is Forty-two Thousand Four Hundred Fifty-four and 18/100 (\$42,454.18) Dollars.

The grantor reserves unto himself an estate for and during his natural life in said premises, and such reserved estate is excepted from the operation of the within conveyance.

Excepted from the within conveyance is the one acre heretofore conveyed by J.H. Roe to Enoree Baptist Church, and 3.25 acres heretofore conveyed by J.H. Roe to School District 13-B by deed dated August 5, 1939 and recorded in the R.M.C. Office for Greenville County in deed book 224 at page 101.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said J.C. Roe, his Heirs and Assigns forever, subject however to the foregoing reservation.

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 J. C. Roe, his Heirs and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject however to the foregoing reservation.

WITNESS my hand and seal, this 15th day of October, in the year of our Lord one thousand nine hundred and forty-five, 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:

J. H. Roe (L.S.)

Olive S. Syms
Benj. A. Bolt

STATE OF SOUTH CAROLINA,) S. C. Stamps \$1.00
COUNTY OF GREENVILLE.) U. S. Stamps \$0.55

PERSONALLY appeared before me Benj. A. Bolt and made oath: That he saw the within named J.H. Roe, Sign, Seal and as his act and deed deliver the within written deed, and that he with Olive S. Syms witnessed the execution thereof.

Sworn to before me this 15th day of October, 1945.

Olive S. Syms (L.S.)
Notary Public for South Carolina

Benj. A. Bolt.

NO DOWER - - - - - GRANTOR WIDOWER.