

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville.

U S Building Company

KNOW ALL MEN BY THESE PRESENTS, That

a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Greenville in the State of South Carolina for and in consideration of the sum of Thirteen Hundred Seventy six and 67/100 (\$1,376.67) Dollars ~~XXXXXX~~ and assumption of mortgage referred to below

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named (the receipt whereof is hereby acknowledged) has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

Irene Mabel Smith, her Heirs and Assigns-

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Northwest side of Melville Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 17, on plat of Aberdeen Highlands, made by Dalton & Neves, Engineers, November 1941, revised June, 1942, and recorded in the RMC Office for Greenville County, S. C. in Plat Book M, at page 37, and having, according to said plat and a recent survey made by J. L. Hunter, November 14, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Melville Avenue at the joint front corner of Lots No. 16 and 17, said pin also being 200 feet in a Northeasterly direction from the point where the Northwest side of Melville Avenue intersects with the North side of West Faris Road, and running thence along the Northwest side of Melville Avenue, N. 31-06 E. 65 feet to an iron pin on Melville Avenue, at joint front corner of Lots No. 17 and 18; thence with the line of Lot No. 18, N. 52-36 W. 207.4 feet to an iron pin; thence S. 51-31 W. 140.4 feet to an iron pin at the joint rear corner of Lots No. 16 and 17; thence with the line of Lot No. 16, S. 68-38 E. 258.7 feet to an iron pin on the Northwest side of Melville Avenue, the beginning corner.

This property is conveyed subject to the restrictive covenants applicable to Aberdeen Highlands which are recorded in the RMC Office for Greenville County, S. C. in Deed Book 245 at page 260.

As a part of the consideration for this conveyance the grantee assumes and agrees to pay that mortgage given by U S Building Company to The Prudential Insurance Company of America dated November 28, 1942 and recorded in the RMC Office for Greenville County in Mortgage Book 315 at page 242 on which there is due \$3,873.33 with interest from November 1, 1945.

The grantee agrees to pay the 1945 State and County taxes on the above described property.