

The State of South Carolina,
County of Greenville.

Know all men by these presents that I, Andrea C. Patterson, of said county, in the state aforesaid, in consideration of the sum of three hundred 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 Mildred Orr Keys all that certain lot, piece or parcel of land situate, lying and being in said state and county, about two miles northwest of the City of Greenville, between the Old Buncombe Road and Franklin Road, having the following metes and bounds; Beginning at an iron pipe on the east corner of the land conveyed by L. O. Patterson to John Anthony Keys on September 15, 1937, by deed recorded in the office of the Register of Mesne Conveyances for said county in Book 200 page 40, and conveyed by said J. A. Keys to said M. O. Keys on January 14, 1938 (Deed Book 201, page 331), said beginning corner being on the northwest side of Clarendon Avenue, 545 feet southwest of the corner of the land formerly belonging to Mrs. Mattie E. James, then to J. Lee Greene, now to J. Fred Jay and Annie S. Jay (Book 289, page 14), and running from said beginning corner along said Clarendon Avenue N. 46-30 E. fifteen (15) feet to a stake; thence N. 43-30 W. (parallel with and at all points exactly 15 feet from the line of said lot now belonging to said grantee) one hundred and seventy-two feet to a stake on a private lane fifteen feet in width belonging to said grantor and leading from her residence to the bend of Clarendon Avenue and the "Tippett Road"; thence along said lane S. 46-30 W. fifteen (15) feet to an iron pin on the north corner of the above mentioned lot belonging to said grantee, whereon her residence stands; thence along line of her said lot S. 43-30 E. 172 feet to the beginning corner; this being part of the lot conveyed to me by said L. O. Patterson on March 17, 1938, by deed recorded in said office in Book 206, page 357. Said premises are hereby conveyed subject to the restrictions set forth in the deed from Colonia Company to L. O. Patterson, dated October 28, 1911, and recorded in said office in Book 16, page 227, as modified by the declaration of said company, dated July 27, 1937, recorded in said office in Deed Book 198, page 350. It is agreed that said grantee will pay her pro rata share of the taxes on said premises for the year 1946. I hereby release said premises from the lien of the mortgage recorded in said office in Book 116, page 175, and from the lien of Judgment No. E-5723, obtained on April 28, 1936, by W. A. Hopkins as receiver of the Farmers Bank of Travelers Rest, assigned by him to me on March 26th, 1937, and now on file in the office of the Clerk of Court for said county.

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 whomssoever lawfully claiming or to claim the same or any part thereof.

Witness my hand and seal, this 19th day of June, in the year of our Lord one thousand, nine hundred and forty-six and in the one hundred and seventieth year of the independence of the United States of America.

Signed, sealed and delivered
in the presence of:

Andrea C. Patterson (L. S.)

Dorothy R. Patterson

John A. Keys.

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me Dorothy C. Patterson and made oath that she saw the within named Andrea C. Patterson sign, seal and as her act and deed deliver the within written deed, and that he, with John A. Keys witnessed the execution thereof.

Sworn to before me, this 19th day of June, A. D. 1946.

L. O. Patterson (L. S.)

Dorothy R. Patterson.

Notary Public for South Carolina.

S. C. Stamps \$1.00

U. S. Stamps \$0.55

Recorded July 1st, 1946 at 10:00 A. M. #11146 BY: E. G.