

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

STATE OF SOUTH CAROLINA,
Greenville County.

KNOW ALL MEN BY THESE PRESENTS, That R. H. Grant

_____ in the State aforesaid.
in consideration of the sum of Thirty One Hundred (\$3100.00)

_____ DOLLARS,

to me paid by Walter Watzl

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 Walter Watzl

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

and being located on the east side of the Parkins Mill and Conestee Road, bounded by the lands of Roy McBee, Greater Greenville Sewer District and other properties of the grantor and having the following metes and bounds, to-wit:

Beginning at a point in the center of the Parkins Mill Road on line of the The Greater Greenville Sewer District's land and running thence S. 21-20 E. 3.36 chains to a point in center of said Parkins Mill Road; thence continuing along center of said road S. 28 E. 5.02 to point; thence S. 43-15 E. 2.38; thence S. 33-15 E. 2.34; thence S. 44-30 E. 7.63 to bend in said road; thence still along center of said Parkins Mill Road S. 80-30 E. 7.54 chains to iron pin in center of road; thence leaving the Parkins Mill Road and running along line of A. L. C. Oxner N: 58-35 E. 10.82 to stone; thence N. 31-40 W. 15.09 to stone; thence along line of property of the Greater Greenville Sewer District S. 88-39 W. 20.80 to the point of beginning in the Parkins Mill Road, and containing 34.63 acres according to a survey made by C. M. Furman, Jr., Civil Engineer, Greenville, S. C., Nov. 28th, 1924.

This is the same property conveyed to R. H. Grant by A. L. C. Oxner by deed dated Nov. 5, 1941 recorded in Deed Book 239, page 72.

As a part of this consideration the grantee is to pay the balance due on two mortgages covering this and other properties. One of these mortgages was given to the Federal Land Bank of Columbia by A. L. C. Oxner for an original amount of \$1600.00, and is recorded in Mortg. Book 252, page 166, R. M. C. Office, Greenville County. The other mortgage was given to the Land Bank Commissioner by the said A. L. C. Oxner, was originally for \$1300.00 and is recorded in Mortg. Book 239, page 90. There is a third mortgage given by R. H. Grant to A. L. C. Oxner covering the property here conveyed and having for its purpose the indemnification of the said A. L. C. Oxner against any loss by reason of the two mortgages first mentioned covering property which he retained at the time he executed the deed unto R. H. Grant. It is understood that it is to remain open for the purpose of indemnification only and is to be satisfied when the first two mentioned mortgages are paid off. That mortgage was originally for \$2250.00, is dated August 18, 1943 and is recorded in Mortgage Book 321, page 86, R. M. C. Office, Greenville County.

The grantee is to pay 1947 taxes, both State and County, on the property here conveyed, he having been paid by the Grantor the prorata of those taxes up to the time of this deed.