

TITLE TO REAL ESTATE

THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS That I, L. O. Patterson, as trustee, of said county, in the state aforesaid, in consideration of the sum of Eleven Hundred and no/100 Dollars (\$1100.00) to me in hand paid at and before the sealing of these presents by the grantee herein-after named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto H. T. Lytle

All those certain lots, pieces or parcels of land situate, lying and being in said state and county, about three and a quarter miles southeastward from Greenville Court house, between the Augusta Road and Reedy River, south of the Greenville Country Club golf course, having a frontage of Ninety and five tenths (90.5) feet, more or less, on the West side of Riverside Drive, composed of lots numbered twenty-five (25), twenty-four (24), twenty-three (23) and the south half of twenty-two (22), as shown on Dalton & Neves' plat of Marshall Forest, made in October, 1928, and recorded in the Office of the Register of Mesne Conveyances for said county in Plat Book "H", pages 133 and 134, and having the following metes and bounds to-wit:

Beginning at a stake on the southwest side of Riverside Drive, in the center of lot numbered 22 on said plat, on the southeast corner of the lot conveyed to Mrs. Elizabeth P. Switzer on April 16, 1946, by deed recorded in said Office in Book 293, page 182, and thence along said Switzer line approximately S. 55-05 W. (along the center of said lot numbered 22) 166.1 feet, more or less, to a stake on the "reservation for pipes and poles", as shown on said plat; and running thence S. 41-40 E. 22.05 feet, more or less, to a stake on said reservation on the joint corner of lots numbered 22 and 23, and thence continuing on the same course (S. 41-40 E.) 44.1 feet to a stake on the joint corner of lots numbered 23 and 24, thence along said reservation S. 54-40 E. 52.1 feet, more or less, to a stake on said reservation on the corner of lot numbered 26, conveyed to Joseph E. Hunter on April 1, 1946, by deed recorded in said office in Book 290, page 167; and running thence along the Hunter line N. 45-20 E. 161.6 feet, more or less, to a stake on Riverside Drive; and running thence along said Drive in a northwesterly direction 90.5 feet, more or less, to the beginning corner on Mrs. Switzer's line.

This being a part of the land conveyed to me, as trustee, by Southern Guaranty and Trust Company on August 23, 1932, by deed recorded in said office in Book 154, page 229. The title hereby conveyed is subject to the provisions of the "Protective covenants" (intended to enable owners of lands in this subdivision to borrow from the Federal Housing Administration) dated October 18, 1941, and recorded in said office in Deed Book 238, page 289, and to the additional covenant that no dwelling costing less than Six Thousand Dollars (\$6000.00) shall be erected on said premises or any portion thereof.

It is further agreed that said grantee will pay the taxes on said premises for the year 1947.

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 his heirs and assigns forever.

Witness my hand and seal, this 26th day of August in the year of our Lord one thousand, nine hundred and forty-seven, and in the one hundred and seventy-first year of the independence of the United States of America.

Signed, sealed and delivered

in the presence of:

Ida S. Harrison

Ben C. Thornton

L. O. Patterson (L. S.)

as Trustee.

(See over for probate)