

State of South Carolina,
County of Greenville.

Know all men by these presents that I, L.O. Patterson, individually and as trustee, of said county, in the state aforesaid, in consideration of the sum of Six Hundred and Fifty dollars (\$650) to me in hand paid at and before the sealing of these presents by the grantees 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 Raymond E. Briggs and Frances E. Briggs all that certain lot, piece or parcel 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 eighty-one (81) feet, more or less, on the north side of Brookside Way, 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 Platt Book "E", on pages 133 and 134, and having the following metes and bounds, to wit:

Beginning at a stake on the north side of Brookside Way, on the joint corner of Lots numbered One Hundred and Fifty-Seven (157) and One Hundred and Fifty-eight (158), and running thence N. 39-22 W. Two Hundred Ninety-four feet (294) feet, more or less, along lines of Lots numbered 157 (said lot having been conveyed to Evelyn S. Boyd by Gerda L. Prevost on January 20, 1947 by deed recorded in said office in Book 306, page 51) and 147, 146 and 145 (said lots having been conveyed to Guy M. Harvley by deed recorded in said office in Book 293, page 183), to a "10 Ft. reservation for pipes and poles" (this point being marked by a stake on the northwest corner of Lot numbered 145); thence along said "reservation" S. 37-38 W. Fifty-four Five-tenths (54.5) feet to a stake One and One-tenth (1.1) feet beyond the joint rear corner of Lots numbered 159, and 160, and six (6) feet northeastward from the rear corner of the rear corner of the lot conveyed by me to Harry S. Collinson, Jr., on January 25, 1947, by deed recorded in said office in Book 306, page 189; thence in a straight line parallel with the Collinson line and at all points six (6) feet northeast thereof to a stake on the north side of Brookside Way, Three-tenths (0.3) of a foot northeastward from the joint corner of Lots numbered 160 and 161; thence in a northeasterly direction along Brookside Way, following the curves thereof, Eighty-one (81) feet, more or less, to the beginning corner.

This conveyance is not joint but several; the grantor, as trustee, is conveying Lots Nos. 158 and 159 which are a part of the land conveyed to him as trustee by Southern Guaranty & Trust Company, as trustee, on Aug. 23, 1932 by deed recorded in said office in Book 154, page 229. The remainder of the land included within the foregoing metes and bounds was conveyed to him in his individual capacity by Title Guaranty & Trust Company, as trustee, on May 29, 1929, by deed recorded in said office in Book 164 page 349. It is agreed that the title to all the land conveyed by this deed shall be subject to the provisions of the "protective covenants" dated Oct. 18, 1941, and recorded in said office in Book 288, page 289 (entered into to enable owners of lots in this subdivision to borrow from the Federal Housing Administration); also subject to the additional covenant that no dwelling costing less than \$6000 shall be erected on any portion of said premises, and that the strip of land six feet wide lying between the Briggs and the Collinson lots is retained by this grantor for future use, and that no interest in said strip is conveyed by this deed.

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 grantees and their heirs and assigns forever.

And I, the said L.O. Patterson (individually), do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular so much of the above described premises as are conveyed in my individual capacity unto said grantees and their heirs and assigns against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.



210-5-37 & 38