

# State of South Carolina,

Greenville County

FILED  
GREENVILLE CO. S. C.  
OCT 17 2 31 PM 1949  
T. D. NOLAN CO.  
GREENVILLE S. C.

*Know all Men by these Presents, That I, Robert A. Smith*

in the State aforesaid,

in consideration of the sum of Ninety-Five hundred and no/100 Dollars  
A portion of this purchase price is the assumption of a mortgage referred to below  
to me paid by Louis B. Bryant and Lucile M. Bryant

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-  
leased, and by these presents do grant, bargain, sell and release unto the said Louis B. Bryant and  
Lucile M. Bryant, their heirs and assigns forever.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State  
of South Carolina, in section known as Sans Souci, about 2 miles north of the City of  
Greenville, on Ethelridge Drive at the northwest corner of the intersection of said  
Drive and Beacon St. Said lot having the following metes and bounds:

Beginning at an iron pin on the western edge of a 5 foot sidewalk running along  
Beacon St. and the northern edge of a 5 foot sidewalk along Ethelridge Drive and  
running thence along the northern edge of said sidewalk of Ethelridge Drive, S. 77-55  
W. 60 ft. to an iron pin, joint front corner of Lots Nos. 11 and 12; thence with the  
eastern line of Lot No. 11, N. 5-33 W. 149.7 ft. to a point on the dividing line of  
Lots. Nos. 11 and 12; thence N. 77-55 E. 60 ft. to an iron pin on the western edge of  
said sidewalk running along Beacon St; thence along the western edge of said sidewalk  
S. 5-35 E. 147.5 ft. to an iron pin the beginning corner.

The lot herein conveyed is known and designated as a portion of Lot No. 12 on plat of  
property recorded in R.M.C. Office for Greenville County in Plat Book I, page 150, and  
the portion herein conveyed constitutes all of said lot no. 12, except for a fifteen  
foot strip at the rear of said lot adjoining Lot No. 21 and this fifteen foot strip is  
not included in this conveyance.

The property above described is conveyed subject to the restrictions set forth in deed  
book 283, page 421.

It is expressly agreed that the Grantee, their heirs and assigns, have a right of way  
over the above mentioned fifteen foot strip for the purpose of ingress and egress to  
the part of Lot No. 12 herein conveyed to the grantee.

As a part of the consideration for the above conveyance the grantee herein assumes and  
agrees to pay off a certain mortgage of the grantor to Aiken Loan & Security Company,  
Florence, S.C., recorded in Volume 353, page 117 R.M.C. Office, Greenville Co., S.C.  
Said mortgage having been assigned to Teachers Assurance & Annuity Association of  
America, and upon which mortgage there is an unpaid balance of \$7755.84 as of Sept. 1,  
1949.

The grantee assumes and agrees to pay all taxes commencing Sept. 1, 1949 and thereafter.

169-1-11A