

# State of South Carolina,

County of Greenville

XXXXXXXXXXXXXXXXXXXX  
 XXXXXXXXXXXXXXXXXXXX  
 Greenville, S. C.

*Know all Men by these Presents, That* we, Louis B. Eryant and Lucile M. Eryant

in the State aforesaid,

in consideration of the sum of ..Twenty-Five Hundred and no/100 (\$2500.00)... Dollars  
 and the assumption of the mortgage hereinbelow described,  
 to us paid by Lydia S. Carey

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 Lydia S. Carey

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 inter-  
 section 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 feet 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 feet to a point on  
 the dividing line of Lots Nos. 11 and 12; thence N. 77-55 E. 60 feet to an iron  
 pin on the western edge of said sidewalk running along Beacon Street; thence  
 along the western edge of said sidewalk S. 5-35 E. 147.5 feet 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 the R. M. C. Office for Greenville County in Plat Book "I"  
 at 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 adjacent Lot No. 21, and  
 this 15 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.

As a part of the consideration for the above conveyance, the grantee herein assumes  
 and agrees to pay off a certain mortgage of the grantors to Aiken Loan and Security  
 Company, Florence, S. C., recorded in Vol. 353, Page 117, in said R. M. C. Office,  
 said mortgage having been assigned to Teachers Assurance & Annuity Association of  
 America, and upon which mortgage there is an unpaid balance of \$ 7029.73.

This is the same property conveyed to the grantors herein by Robert A. Smith by  
 deed dated September 8th, 1949, recorded in said R. M. C. Office in Deed Book 393  
 at Page 496.

The grantee assumes and agrees to pay the taxes on said property for 1952.

169-1-11A