

State of South Carolina

County of Greenville

GREENVILLE BOOK 7-34 211

JAN 3 4 23 PM 1964

FILED IN THE OFFICE OF THE CLERK OF THE COURT FOR THE COUNTY OF GREENVILLE, SOUTH CAROLINA, THIS 25th DAY OF JANUARY 1964.

KNOW ALL MEN BY THESE PRESENTS That FIRST ESTATE CORPORATION a corporation chartered under the laws of the State of Delaware and having its principal place of business at Greenville in the State of South Carolina, for and in consideration of the sum of One and No/100 (\$1.00) Dollars and cancellation of the mortgage referred to below ----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA, ITS SUCCESSORS AND ASSIGNS, FOREVER:

ALL that certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being on the Southwesterly side of Cool Brook Drive, near the City of Greenville, South Carolina, being shown as Lot No. 56 on plat of Belmont Heights, as recorded in the RMC Office for Greenville County, S. C. in Plat Book GG, Pages 54 and 55, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwesterly side of Cool Brook Drive at a point 310 feet Southeast of the southerly corner of the intersection of Cool Brook Drive and Melvin Drive, said pin being the joint front corner of Lots 55 and 56, and running thence along the southwesterly side of Cool Brook Drive, S. 24-34 E., 70 feet to an iron pin joint front corner of Lots 56 and 57; thence along the joint line of said lots, S. 64-26 W., 155 feet to an iron pin in the center of a branch; thence up the branch as the line, a traverse line being N. 26-00 W., 70.2 feet to an iron pin joint rear corner of Lots 55 and 56; thence along the joint line of said lots, N. 64-26 E., 156 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Robert E. Unger, dated May 1, 1962, recorded in the RMC Office for Greenville County, S. C. in Deed Book 699, Page 220.

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefor is full release of all debts, obligations, costs and charges heretofore subsisting on account of and by the terms of that certain mortgage from James L. Mercer to General Mortgage Co., dated April 21, 1956, and recorded in Book 675, Page 451, of the official records of Greenville County, State of South Carolina, heretofore existing on the property herein conveyed, and the note secured thereby, this conveyance completely satisfying said obligation and terminating said mortgage and note and all effect thereof in every respect.

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