

SEP 9 4 31 PM '75

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } JONNIE S. TANMERSLEY
R.H.C.

BOOK 39 PAGE 723

KNOW ALL MEN BY THESE PRESENTS, that we, S. B. Rouse, Jr., R. C. Rouse and Alice Rouse Edwards,

in consideration of Ten Dollars and other valuable consideration,

XXXXXXX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Lyda A. Mathis, her heirs and assigns forever.

All our remaining interest in and to ALL that piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of East Earle Street, being shown as Lot 10, Section F on plat of Property of Stone Land Company, recorded in the RMC Office for Greenville County in Plat Book K at Page 277, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake on the northern side of East Earle Street, 65 feet 4 inches east from Elizabeth Street, at the corner of Lot 9 and running thence with the line of said lot, N. 18-30 E., approximately 192 feet to Garraux Street (formerly Swiss Avenue); thence with the southern side of Garraux Street, S. 66-15 E., 65 feet 8 inches to a stake at the corner of Lot 11; thence with the line of said lot, S. 18-30 W. approximately 190 feet to East Earle Street; thence with the northern side of East Earle Street, N. 71-20 W., 65 feet 4 inches to the beginning corner.

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This is the same property conveyed to S. B. Rouse by deed of Isbell B. Pearce dated October 19, 1942 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 248 at Page 177. The said S. B. Rouse died intestate on December 11, 1945 leaving as his sole heirs his wife, Jennie Boyd Rouse, and children, S. B. Rouse, Jr., R. C. Rouse, and Alice Rouse Edwards, as will more fully appear by reference to records contained in the Probate Court for Greenville County in Apartment 506, File 19. S. B. Rouse, Jr., R. C. Rouse and Alice Rouse Edwards conveyed their interest in the property to their mother, Jennie Boyd Rouse, by deed dated January 15, 1947, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 308 at Page 141. Subsequently the said Jennie Boyd Rouse conveyed her interest in the property to her children, S. B. Rouse, Jr. and R. C. Rouse and Alice Rouse Edwards by deed dated January 15, 1947, reserving a life estate interest, which deed is recorded in the RMC Office for Greenville County, S. C. in Deed Book 308 at Page 142.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above described property.

The grantee assumes and agrees to pay Greenville County and City of Greenville property taxes for the tax year 1975 and all subsequent years.

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