

TITLE TO REAL ESTATE

PROVENCE, JARRARD & MARTIN—GREENVILLE 31402

STATE OF SOUTH CAROLINA, }
Greenville County.

KNOW ALL MEN BY THESE PRESENTS That I, Claire Smith Lucius

in the State aforesaid.

in consideration of the sum of Ten

and an exchange of properties and assumption of mortgage

DOLLARS

to me paid by P. A. Bonham

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release, unto the said P. A. Bonham

all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina.

on the South side of McIver Street, in the City of Greenville, being known and designated as all of lot #46, a parallel strip ten ft. wide adjacent thereto on the West cut from lot #45 and a strip ten ft. wide perpendicular to the Eastern line of lot #46 cut from the rear of lot 46 A, as shown by plat of the subdivision known as Alta Vista, recorded in the office of R. M. C. for said State and County, in Book G, at page 20, and having the following metes and bounds, to-wit: Beginning at an iron pin on the South side of McIver Street at a point 116.66 ft. West of the S. W. intersection of McIver Street and Afton Avenue and running thence South 4-15 W. 171.8 ft. to an iron pin on line of lot #47; thence along line of lot #47 S. 85-40 E. 116.66 to an iron pin on the Western side of Afton Avenue; thence along Afton Avenue N. 4-15 E. 10 ft. to an iron pin; thence N. 85-40 W. 53.33 ft. to a point on the Western line of lot #46 A; thence along the line of lot 46-A N. 4-15 E. 160.9 ft. to an iron pin on S. side of McIver Street; thence along said McIver Street N. 85-40 W. 63.33 ft. to the beginning corner, and being the lot of land conveyed to the grantor by three separate deeds as follows: (a). South Carolina National Bank, Trustee, dated March 20, 1928, and recorded in Vol. 116, page 307; (b) South Carolina National Bank, Trustee, dated June 18, 1930, recorded in Vol. 154 page 31; (c) Sydney P. Monroe and Sadie M. Monroe, dated September 27, 1928, recorded in Vol. 109, page 479.

Subject, however, to that certain mortgage dated January 7, 1934, and recorded in the R. M. C. Office for Greenville County in Real Estate Mortgage Book Volume 264, at page 17, given by Claire Smith Lucius to Home Owners' Loan Corporation to secure the principal sum of Fifty Seven Hundred Fifteen & 31/100 (\$5,715.31) Dollars, with interest thereon at the rate of five (5%) per cent. per annum; it being understood and agreed that the grantee herein, as part of the consideration for this deed, assumes and agrees to pay the debt secured by said mortgage.

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