

TITLE TO REALESTATE

37355 PROVENCHER-JARRARD CO.-GREENVILLE

ATLANTIC LIFE INSURANCE COMPANY -- WARRANTY DEED.

RE: Real Estate No. 4074.

Approved for Execution : W. S. H.

State of South Carolina,

County of Greenville.

KNOW ALL MEN BY THESE PRESENTS: That This DEED, made as of the 30th day of January, 1940, by and between Atlantic Life Insurance Company, a corporation organized and existing under the laws of the State of Virginia, with its Home Office and principal place of business in the City of Richmond, State of Virginia, hereinafter called the grantor, and J. L. Norman and Laura J. Norman, his wife, of the County of Greenville, State of South Carolina, hereinafter called, whether one or more, the grantee:

W I T N E S S E T H :

That for a good and valuable consideration, the receipt and sufficiency of all of which is hereby expressly acknowledged, the grantor has bargained, sold, released, granted, conveyed and confirmed, and by these presents does hereby expressly bargain, sell, release, grant, convey and confirm unto the grantee and unto the grantee's heirs and assigns in fee simple, forever, and with GENERAL WARRANTY, except as hereinafter, stated, the following described real estate, to-wit:

All that certain lot or parcel of land situate, lying and being in Greenville Township, in the County of Greenville, State of South Carolina, near the corporate limits of the City of Greenville, and being known and designated as Lot No. 25 of Glenn Grove Park, as shown on plat thereof recorded in Plat Book F, at page 233, and having, according to survey made by Dalton & Neves, Engineers, the following metes and bounds, to-wit:

Beginning at an iron pipe on the southern side of the Laurens Road, which pipe is 50.13 feet west of Coolidge Avenue, and running thence with said Laurens Road N. 70-03 W. 50.13 feet to an iron pipe in line of Lot No. 26; thence with line of that lot S. 15.48 W. 158.2 feet to an iron pipe in line of Lot No. 23; thence with line of that lot S. 74.12 E. 50 feet to an iron pipe corner of Lot No. 24; thence with line of that lot N. 15.48 E. 154.1 feet to an iron pipe on the south side of the Laurens Road, the point of BEGINNING.

Being the same real estate conveyed to the grantor from R. V. Mace, by deed dated April 20, 1939, and recorded in the office of the Register of Mesne Conveyance in and for, the County of Greenville, State of South Carolina, in Vol.210, page 129.

To Have and to Hold the said real estate with all and singular, the improvements, rights, members, easements, hereditaments and all other privileges and appurtenances to the same belonging or in anywise appertaining, to the only proper use, benefit and behoof of the grantee and the grantee's heirs and assigns in fee simple forever, it being UNDERSTOOD AND AGREED, NEVERTHELESS, that this sale and conveyance if of country or farm property is in gross and not by the acre, and furthermore, is made expressly subject (1) to the lien of any and all ad valorem taxes against the said real estate for the year 1940, and subsequent years, as well as (2) to the lien or charge upon the said real estate of any and all special assessments which on or after January 30, 1940, become due and payable, and (3) to all conditions and restrictive covenants of record, if any, which may be binding upon the said real estate;

Except, however, to the extent aforesaid, the grantor covenants with the grantee and the grantee's heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of the said real estate, and has good and sufficient right to sell and convey the same; that it has done no act to encumber the said real estate and will execute such further assurances of the same as may be requisite; that the said grantee shall have quiet possession of the said real estate, and that it, the grantor, will warrant and defend the said real estate against the lawful claims and demands of any and all persons or parties whom or whatsoever.

In witness whereof, said Atlantic Life Insurance Company has caused these presents and this deed to be hereunto signed in its corporate name and its corporate seal to be hereunto affixed and attested, all by its officers thereunto duly and sufficiently authorized, and all being done as of the day, month and year first above written.

Signed, sealed and delivered in the presence of:

W. S. Harris

W. S. Harris

H. Ernest Owen.

H. Ernest Owen.

Approved for Execution: W. S. H.

ATLANTIC LIFE INSURANCE COMPANY.

BY: C. A. Hunter,

C. A. Hunter, Vice President.

Attest: M. M. Blair,

M. M. Blair, Assistant Secretary.



State of Virginia

City of Richmond. to-wit:

Personally appeared before me the undersigned W. S. Harris and made oath that he saw Atlantic Life Insurance Company, by C. A. Hunter, its Vice President, sign and as the act and deed of said Company, deliver the foregoing deed and title to real estate and also saw M. M. Blair,