

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, Frederica C. Orr, of La Mesa, California, formerly of Greenville.

in the State aforesaid, in consideration of the sum of five thousand (\$5,000.00) DOLLARS,

to me in hand paid at and before the sealing of these presents by the grantee hereinafter named

(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

Southern Guaranty and Trust Company (successor to Title Guarantee and Trust Company) all that certain lot, piece or parcel of land situate, lying and being in the State of South Carolina, County of Greenville, in the fourth ward of the City of Greenville, having the following metes and bounds, to-wit:

Beginning at a stake on the north side of Washington Place (formerly known as East McBee Avenue) on the corner of lot belonging to Mrs. Gerda L. Prevost and running thence along her line N. 0° 11' W. one hundred, twenty two and three-tenths (122.3) feet to a stake; thence along line of M. B. Prevost's lot N. 27° 27' E. thirty three and three-tenths (33.3) feet to a stake; thence along said M. B. Prevost's line 27° E. forty and five-tenths (40.5) feet to a stake; thence along line of other land belonging to said M. B. Prevost S. 30° 30' W. twenty three and three-tenths (23.3) feet to a stake; thence along line of said M. B. prevost S. 66° 37' E. one hundred and ten (110) feet to cross mark on sidewalk on East McBee Avenue, on corner of said M. B. Prevost's lot; thence along N. side East McBee Avenue S. 61° 35' W. one hundred, sixty three and seven-tenths (163.7) feet, more or less, to the beginning corner; this being the same lot of land which belonged to James L. Orr at the time of his death on May 7, 1923, and being the same in which his brothers and sisters conveyed to him their undivided interests by deed dated October 27, 1920, and recorded in the office of the Register of Mesne Conveyance for said County and State in Deed Book 69, at page 217.

This deed is executed by me individually and as executrix of the last will and testament of the said James L. Orr, dated August 22, 1917, admitted to probate by the Probate Court for Greenville County on June 19, 1923, and now on file in the office of said Court in Apartment 181, File 20, and recorded in Will Book "0", at pages 53; to 55. Letters testamentary thereon were granted to me on June 19, 1923, I qualified on that day and am still the acting executrix of said will.

This conveyance is subject to the mortgages given to Title Guarantee and Trust Company by the said James L. Orr, and myself, bearing date March 15, 1923, and June 28, 1926, respectively, and recorded in the office first above mentioned in Mortgage Book 113, at page 28; and in Mortgage Book 31, at page 201, respectively. It is especially agreed and understood that said mortgages shall remain open for the protection of said grantee against possible claims by others.