

State of South Carolina,
County of Greenville.

WHEREAS, India P. Asbury departed this life intestate on or about October 14, 1928, leaving as her sole heirs at law and distributees, Marian A. Pyron, Cassie A. Boozer, A. D. Asbury, Jr., and Reuben R. Asbury, as shown by Apt. 337, File 31 Probate Judge's office, and

WHEREAS, the said India P. Asbury died seized and possessed of the tract of land hereinafter described, and

WHEREAS, the said Marian A. Pyron, Cassie A. Boozer, A. D. Asbury, Jr., and Reuben R. Asbury are desirous of conveying said tract of land to the grantee herein in satisfaction of a certain mortgage held by the said grantee over the tract of land hereinafter described.

NOW THEREFORE:

KNOW ALL MEN BY THESE PRESENTS, THAT, We, Marian A. Pyron, Cassie A. Boozer, A. D. Asbury, Jr., and Reuben R. Asbury, sole heirs at law and distributees of the estate of India P. Asbury, deceased, in the State aforesaid, for and in consideration of the satisfaction of the mortgage in amount of \$7,000.00 herein after described, by Pauline M. Epstein, 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 Pauline M. Epstein, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in Ward 2 of the City of Greenville, situate on the Northwest corner of Park Avenue (formerly Carrier Street) and Rowley Street, and having the following metes and bounds to-wit:

Beginning at a stone post on the Northwest corner of said Park Avenue and Rowley Street and running thence along the West side of Rowley Street N. 20-19 E. 140 feet to a stake on a 10 foot driveway; thence along said driveway N. 77 W. 100 feet to an iron pin on the property of E. N. Mittle; thence S. 20-19 W. 140 feet with line of said E. N. Mittle to iron pin on North side of Park Avenue; thence with Park Avenue S. 77 E. 100 feet to the beginning.

The above described tract is a portion of the same tract of land conveyed to India P. Asbury, now deceased, by J. Thomas Arnold by his deed dated May 27, 1913, and recorded in Deed Book 26, page 248, R. M. C. office for Greenville County.

It is understood and agreed by the parties hereto that the grantee by accepting this deed agrees to satisfy and cancel of record a certain mortgage now covering the above described tract of land, said mortgage being given by India P. Asbury, now deceased, to the grantee herein on November 1st, 1921, in amount of \$7,000, and recorded in Mortgage Book 92, page 184, R. M. C. office for Greenville County.

It is further understood and agreed by the parties hereto that this deed is an absolute conveyance in fee simple of the title to the tract of land above described, and is not intended as a mortgage trust conveyance or security of any kind. The consideration for said deed is a full satisfaction and release of all debts, obligations, costs and charges hereinafore subsisting on account of and by the terms of the mortgage hereinabove described covering the above described property. And this conveyance completely satisfies said obligation.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To Have and To Hold all and singular the premises before mentioned unto the said Pauline M. Epstein, her heirs and assigns forever.

And we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said Pauline M. Epstein, her heirs and assigns, against us and our heirs and assigns lawfully claiming or to claim the same or any part thereof.

Witness our hand and seal this 18th day of January in the year of our Lord one thousand nine hundred and thirty-three.

(OVER)