

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS THAT WE, Andrea C. Patterson and L. O. Patterson, of Greenville County, in the state aforesaid, in consideration of the sum of two thousand, five hundred dollars to us 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 Marion W. Merritt all that certain lot, piece or parcel of land situate, lying and being in said state and county, about three and a quarter miles southeastward from Greenville County court house, between the Augusta Road and Reedy River, opposite the Greenville Country Club golf course, having the following metes and bounds, according to Dalton & Neves' plat of "Marshall Forest," made in October, 1928, and recorded in the Office of the Register of Mesne Conveyances for said county in Plat Book "H", on pages 133 and 134; beginning at a stake on the south side of Riverside Drive, approximately 292 feet eastward from Ridge Drive, on the northeast corner of the lot conveyed to Otis P. Moore on April 1, 1946, by Andrea C. Patterson, and running thence N. 73 E. along Riverside Drive one hundred and seventeen (117) feet to a stake; thence S. 23-48 E. 334.5 feet, more or less, to a stake on the north side of Club Drive; thence along Club Drive S. 57-26 W. 59.0 feet, more or less, to the joint rear corner of Lots Nos. 2 and 3, as shown on said plat; thence continuing along Club Drive; S. 73 W. 58 feet, more or less, to the southeast corner of said Otis P. Moore lot; thence along the Moore line N. 23-48 W. 353.4 feet to the beginning corner, more or less. The western part of the lot hereby conveyed is approximately the eastern third of Lot No. 2, as shown on said plat (the western two-thirds of said lot No. 2 having been conveyed to said Otis P. Moore as aforesaid); the eastern part of the lot hereby conveyed is the western part of Lot No. 3, as shown on said plat. Lot No. 2 was conveyed to said Andrea C. Patterson by E. Inman, Master, on May 5, 1938, by deed recorded in said office in Book 195, page 148. Lot No. 3 was conveyed to said L. O. Patterson by Southern Guaranty & Trust Co. as trustee, on November 8, 1930, by deed recorded in said office in Book 85, page 398. The title hereby conveyed is subject to the provisions of the "protective covenants" (intended to enable owners of lands in this subdivision to borrow from the Federal Housing Administration) dated October 18, 1941, and recorded in said Office in Deed Book 238, page 289, and to the additional covenant that no dwelling costing less than ten thousand dollars shall be erected on said premises or any portion thereof. It is further agreed that said grantee will pay the taxes on said premises for the year 1946.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and his heirs and assigns forever. And we do hereby bind ourselves (each as to the land hereby conveyed by each of us only, and not jointly as to all of said premises) and our respective heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee and his heirs and assigns against ourselves and our respective heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands and seals, this fifteenth day of April, in the year of our Lord one thousand, nine hundred and forty-six, and in the one hundred and seventieth year of the independence of the United States of America.

Signed, sealed and delivered  
in the presence of:

Evelyn Goddard  
Ollie Farnsworth

Andrea C. Patterson (L. S.)

L. O. Patterson (L. S.)

For value received, so much of Lot No. 3 as is conveyed to Marion W. Merritt by the within deed is hereby released from the liens of the following encumbrances:

- (1) The mortgage dated March 7, 1932, and recorded in the office of the Register of Mesne Conveyances for Greenville County, S. C., in Book 116, page 160, and assigned to me by Erin S. Derroh on October 20, 1937;
- (2) The mortgage given to me on February 28, 1935, and recorded in said office in Book 116, page 175; and
- (3) Judgment No. E-5723, obtained on April 28, 1936, by W. A. Hopkins, as receiver of the Farmers Bank of Travelers Rest, assigned by him to me on March 26, 1937, and now on file in the office of the Clerk of Court for said county.

Witness my hand and seal, this 23rd day of April, A. D. 1946.

In presence of:

Evelyn Goddard  
Ollie Farnsworth.

Andrea C. Patterson (L. S.)