

TITLE TO REAL ESTATE

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA,
County of Greenville

KNOW ALL MEN BY THESE PRESENTS, That I, Anna Mary Purdue Covin

.....in the State aforesaid,
.....in consideration of the sum of
fifteen thousand eight hundred forty-five and 04/100 Dollars
and assumption of mortgage hereinbelow set forth

to me in hand paid
at and before the sealing of these presents by Grace H. Bates

(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.....

Grace H. Bates, her heirs and assigns, forever:

All that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, being in Paris Mountain Township, adjoining lands of H. R. Stephenson and others, having the following courses, distances, metes and bounds, to-wit:

Beginning at an iron pin at the corner of property of S. C. Pinson and sixty-seven feet west of the corner of property of H. R. Stephenson and running thence with line of Stephenson property S. 40 E. 632 feet to an iron pin corner of H. R. Stephenson property; thence with line of his property S. 31-30 W. 517 feet to an iron pin; thence N. 31 W. 640 feet to poplar; thence N. 27-30 E. 422 feet to beginning corner containing 6.20 acres, more or less.

Also, all that certain piece, parcel or tract of land in Paris Mountain Township, County of Greenville, State of South Carolina, and being known and designated as tract number 4 according to plat of S. C. Pinson land made by Dalton and Neves, September 1938. This tract according to said plat contains 1.93 acres, having the following metes and bounds, to-wit:-

Beginning at a point in center of road 80 feet north of the southwest corner of tract number 2 according to said plat and running with line of tract number 2 N. 31-0 W. 560 feet to corner of tracts 1, 2, 3 and 4; thence with line of tract number 3, S. 22-50 W. 170 feet to pin in center of road at joint corner of tracts 3 and 4; thence along center of said road S. 1-45 E. 65 feet to point in road; thence S. 1-45 E. 114 feet to point in road; thence S. 34-30 E. 153 feet to point in road; thence S. 86-10 E. 263 feet with center of said road to point of beginning, and adjoining tracts of S. C. Pinson, lands of the grantee first above described and lands of Hazelwood.

The above two tracts of land being the same conveyed to me by William F. Covin by deed dated January 12, 1942, and recorded in the RMC Office for Greenville County in Deed Book 241, page 223.

ALSO, all that certain piece, parcel or lot of land, situate, lying and being on the southeastern slope of Paris Mountain in the county of Greenville, State of South Carolina, having the following metes and bounds to-wit:-

Beginning at an iron pin set in concrete on the southeastern corner of the 6.20 acres tract of land hereinbefore described and running thence N. 32-00 E. 242 feet to an iron pin; thence S. 17-31 E. 74 feet to an iron pin; thence S. 4-56 W. 100 feet to a point; thence S. 19-58 E. 63 feet to a point; thence S. 22-31 E. 34 feet to an iron pin; thence N. 70-30 W. 191 feet to the beginning corner, containing 44/100 acres, more or less (exclusive of county road crossing this tract), as shown by plat of Dalton and Neves dated March, 1946, this being the tract of land conveyed to me by H. R. Stephenson by deed dated April 9, 1946, as will appear in the RMC Office for Greenville County in Deed Book 261, page 445.

Also, all that certain piece, parcel or lot of land situate, lying and being on the southeastern slope of Paris Mountain in the County of Greenville, State of South Carolina, having the following metes and bounds, to-wit:-

Beginning at an iron pin set in concrete on the southeastern corner of the 6.20 acre tract of land hereinbefore described and running thence S. 70-30 E. 191 feet to an iron pin; thence S. 22-31 E. 121.5 feet to a point; thence N. 52-50 W. 295 feet to the beginning corner, containing 14/100 acres, more or less (exclusive of county road crossing this tract), as shown by plat of Dalton and Neves dated March, 1946, being the same tract of land conveyed to me by Norman C. Pinson by deed dated April 9, 1946, as will appear in the RMC Office for Greenville County in Deed Book 261, page 447.

Also, the grantor conveys herein her rights in the existing easement to maintain a reservoir on the property of H. R. Stephenson, subject to the restrictions of said easement, this easement being recorded in the RMC Office for Greenville County in Deed Book 252, page 449.

The above conveyances subject, however, to the right of way previously granted to the Duke Power Company to maintain an electric power line over this land and subject to the right of way easement granted to Harry R. Stephenson as will appear in the RMC Office for Greenville County in Deed Book 252, page 450.

As part of the consideration for this conveyance the grantee herein assumes and agrees to pay the balance due on a mortgage to Life and Casualty Company of Tennessee recorded in volume 309, page 16, which balance is \$7,154.96.

Grantee herein is to pay taxes for 1946.