

## TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS THAT I, L. O. Patterson, as trustee (for "Marshall Forest"), of said county, in the state aforesaid, in consideration of the sum of Seventeen Hundred Fifteen and no/100 (\$1,715.00) dollars to me in hand paid at and before the sealing of these presents by the grantees 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

T. F. Huguenin and John T. Douglas

all those certain lots, pieces or parcels of land situate, lying and being in said state and county, about three and a quarter miles southeastward from the Court House in the City of Greenville, between the Augusta Road and Reedy River, south of the Greenville Country Club golf course, shown on Dalton & Neves' map 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, to-wit:

First, that parcel of land consisting of all of Lots numbered 56, 57, 58, 59, 60 and 61 on said plat, about half the area of Lot No. 62, and a small triangle fronting 1.8 feet on Brookside Way, said triangle being the south corner of Lot No. 63; the parcel to be affected by this agreement having the following metes and bounds, according to said plat, to-wit: beginning at a stake on the north side of Brookside Way at the point where said road is intersected by the "10 ft. RESERVATION FOR PIPES & POLES" shown on said plat (this being the east corner of Lot No. 56), and running thence westward along Brookside Way, following the curve thereof, 221 feet, more or less, to the southeast corner of the lot conveyed by this grantor to Charles M. Gerrald on June 29, 1945, by deed recorded in said office in Book 277, page 404 (this point being 1.8 feet westward from the joint corner of Lots Nos. 62 and 63); thence in a straight line along the Gerrald lot to a stake on said "reservation", 3 feet N. 54-40 W. from the joint corner of Lots Nos. 61 and 62; thence S. 54-40 E. along said reservation 189.5 feet, more or less, to the beginning corner. Lots Nos. 56, 57 and 58 were conveyed to M. B. Prevost on May 29, 1929 (Book 146, page 13), and by his widow to this grantor on June 7, 1945, by deed recorded in Book 294, page 167. All other lands passing hereunder were conveyed to this grantor, as trustee, by deed dated August 23, 1932, recorded in said office in Book 154, page 229. Second, that parcel of land consisting of Lots Numbered 140, 141, and 142, as shown on said plat, having such metes and bounds as are set forth thereon. 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 covenants that no dwelling costing less than Six Thousand and no/100 (\$6,000.00) dollars shall be erected on said premises or any portion thereof.

It is further agreed that said grantees will pay the taxes on said premises for the year 1947.

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 said grantees and their heirs and assigns forever.