

Title to Real Estate by a Corporation—Prepared by Rainey and Fant, Attorneys at Law, Greenville, S. C.

State of South Carolina,

County of GREENVILLE

FILED  
GREENVILLE CO. S. C.

OCT 18 12 21 PM 1948

OLLIE FARNSWORTH  
R. M. C.



KNOW ALL MEN BY THESE PRESENTS That SHIVES-HUGHES REALTY CO.  
 a corporation chartered under the laws of the State of South Carolina  
 and having its principal place of business at Greenville  
 in the State of South Carolina, for and in consideration of the  
 sum of Twelve Hundred and No/100 - - - - - dollars,  
 (\$1200.00) - - - - - dollars,  
 and assumption of mortgage referred to below,  
 to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named,  
 (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents  
 does grant, bargain, sell and release unto Gregory E. Stroupe, his Heirs and  
 Assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the North side of West Hillcrest Drive, in that area recently annexed to the City of Greenville, in Greenville County, South Carolina, being shown as Lot #45 on Plat of Druid Hills, made by Dalton & Neves, Engineers, January 1947, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book "P", page 113, and having according to said plat and a recent survey made by A. C. Crouch, Engr. Aug. 20, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of West Hillcrest Drive at joint front corner of Lots 44 and 45, said pin being 159.6 feet West from the Northwest corner of the intersection of West Hillcrest Drive and West Fairview Avenue, and running thence with line of Lot 44, N. 17-06 E. 165.4 feet to iron pin on South side of a 15-foot alley; thence along said alley, S. 77-43 W. 87.3 feet to iron pin; thence along the line of Lot 46 S. 5-24 E. 147.1 feet to iron pin on the North side of West Hillcrest Drive; thence along the North side of West Hillcrest Drive in a curved line (the chord being S. 89-09 E. 50 feet) to iron pin, the beginning corner.

The above described property is a part of the same conveyed to the granting corporation by deed of Jessie F. Welter, dated August 7, 1946, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 297, page 63.

This property is conveyed subject to restrictions applicable to Druid Hills, which are recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 309, page 15.

Grantee is to pay 1948 taxes.

The Grantee assumes and agrees to pay that mortgage given by Shives-Hughes Realty Co. to National Life Insurance Company in the original amount of \$6600.00 dated September 16, 1948 and recorded in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 400, page 429.

176-3-95