

State of South Carolina

County of Greenville



RECORDED
JAN 3 4 25 PM 1964
BOOK 789 PAGE 217

OFFICE OF THE CLERK OF THE COURT
GREENVILLE, S. C.
25 18



KNOW ALL MEN BY THESE PRESENTS That FIRST ESTATE CORPORATION
a corporation chartered under the laws of the State of Delaware
and having its principal place of business at Greenville
in the State of South Carolina, for and in consideration of the
sum of One and No/100 (\$1.00) Dollars and cancellation of the mortgage
referred to below----- dollars,

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 THE GUARDIAN LIFE INSURANCE COMPANY OF AMERICA, ITS SUCCESSORS AND ASSIGNS, FOREVER:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the easterly corner of the intersection of Kay Drive and Cool Brook Lane near the City of Greenville, S. C., being shown as Lot No. 62 on the plat of Section 2 of Belmont Heights as recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, Page 99, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeasterly side of Kay Drive at the corner of the intersection of said Drive with Cool Brook Lane, and running thence along the southeasterly side of Kay Drive N. 63-10 E., 75 feet to an iron pin joint front corner of Lots Nos. 62 and 63; thence along the common line of said lots, S. 26-50 E., 160 feet to an iron pin; thence S. 63-10 W., 106.2 feet to an iron pin on the northeasterly side of Cool Brook Lane; thence along the Northeasterly side of said Lane, N. 24-34 W., 135 feet to an iron pin at the corner of the intersection of said Lane with Kay Drive; thence around said intersection on a curve, the chord of which is N. 19-20 E., 36 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed of Robert E. Under, dated May 1, 1962, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 699, Page 215.

This deed is an absolute conveyance of title in effect as well as in form and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefor is full release of all debts, obligations, costs and charges heretofore subsisting on account of and by the terms of that certain mortgage from Richard J. Hilvar and Cynthia V. Hilvar to General Mortgage Co., dated June 8, 1956, and recorded in Book 680, Page 539, of the official records of Greenville County, State of South Carolina, heretofore existing on the property herein conveyed, and the note secured thereby, this conveyance completely satisfying said obligation and terminating said mortgage and note and all effect thereof in every respect.

-145- 388-9-1

