

The State of South Carolina, }
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That I, W. H. Buchanan,

.....in the State aforesaid,

.....in consideration of the sum of
Three Thousand and no/100 DOLLARS

.....in hand paid
to me
and before the sealing of these presents by John L. Smith,

(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

John L. Smith, his heirs and assigns forever:

All that certain lot of land in the County and State aforesaid, just outside the City limits of Greenville, being known as lot No. 87 of Augusta Circle subdivision according to plat recorded in R. M. C. office for Greenville County in Plat Book F, at page 23, and having the following metes and bounds:

Beginning at an iron pin on west side of Tomasco Avenue, joint corner of lots 87 and 88, 150 feet from the southwest corner of Tomasco Avenue and West Augusta Drive, and running thence with joint line of lots 87 and 88, N. 71.35 W. 150 feet to iron pin, joint corner of lots 95, 96, 87 and 88; thence with joint line of lots 87 and 96, S. 21.35 W. 50 feet to iron pin, joint corner of lots 96, 97, 88, and 87; thence with joint line of lots 88 and 87; S. 71.35 E. 150 feet to iron pin on west side of Tomasco Avenue; thence along west side of said avenue, N. 21.35 E. 50 feet to the beginning corner, being the same lot as was conveyed to W. H. Buchanan by Day-Kloeckler Bldg., Company by deed dated Apr. 2, 1923, and recorded in said office in Book 73, at page 326.

It is understood and agreed that this property is conveyed subject to a mortgage in the sum of \$3000.00 given to the grantee herein by the grantor on Mar. 29, 1924, and recorded in R. M. C. office for Greenville County in Book 141, at page 189, and it is further agreed that the grantee hereof shall hold the said mortgage and it shall remain open for his protection against any and all intervening liens or conveyances and he shall have the right and power if he sees fit to foreclose the said mortgage if he deems advisable.