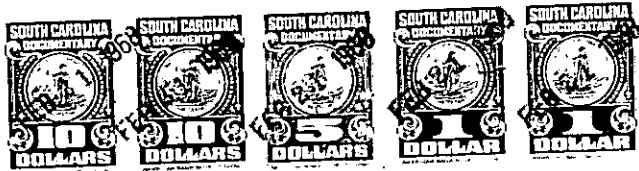


State of South Carolina

Greenville County

County Clerk's Office 9/4/85
See Tax Map 1985 Section 1



Know all Men by these presents, That I, LUCILE E. BALLAS,

in the State aforesaid,

in consideration of the sum of Thirteen Thousand, Two Hundred, Eighty Six & 59/100 Dollars (\$13,286.59) and assumption of mortgage hereinafter set forth to me paid by PETER EFSTRATION AND PAUL P. EFSTRATION

in the State aforesaid, 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 PETER EFSTRATION AND PAUL P. EFSTRATION, their heirs and assigns forever:

All of the grantor's right, title and interest in and to the following described property:

All those certain pieces, parcels or lots of land, situate, lying and being in the City and County of Greenville, State of South Carolina, on the eastern side of North Spring Street being shown as Lots 5 and 6 on plat of property of L. A. James and W. M. James made by R. E. Dalton, Eng., dated December, 1922, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book F, Page 187, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the northeastern corner of the intersection of North Spring Street and an alley, said pin being 95.25 feet north from the northeastern corner of the intersection of North Spring Street and East Coffee Street and running thence along the eastern side of North Spring Street N. 20-50 E. 40 feet to an iron pin; thence S. 68-52 E. 101.25 feet to an iron pin; thence S. 20-31 W. 40 feet to an iron pin on the north side of said alley; thence with the north side of said alley N. 68-52 W. 101.5 feet to the beginning corner; being the same property conveyed to Charles P. Efstration and Catina E. Efstration by deed of Hext M. Perry recorded in Deed Book 291, Page 105. 43-2-4, 5

ALSO, all that certain piece, parcel or lot of land, in the City and County of Greenville, State of South Carolina, on the eastern side of North Spring Street to the north of and adjoining the two lots above described and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of North Spring Street at the corner of the property above described and running thence with North Spring Street N. 21 E. 66.8 feet to the corner of property now or formerly owned by C. O. Hobbs; thence with the line of said Hobbs property S. 69 E. 55.8 feet to a stake or an iron pin; 43-2-3

(Continued on next page)