

BOOK 537 PAGE 240

The State of South Carolina;

COUNTY OF GreenvilleFILED
GREENVILLE CO. S. C.

OCT 21 11 09 AM 1955

OLLIE FARNSWORTH
R. M. C.KNOW ALL MEN BY THESE PRESENTS, That Local Home Builders, Inc.,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 considerationof the sum of Five (\$5.00) Dollars and cancellation of mortgage debt and the ~~assumption~~ assumption of mortgage hereinafter set out below

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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

Cely Bros. Lumber Co., Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Gantt Township, being known and designated as Lot No. 53 of a subdivision known as Belmont Heights according to a plat thereof recorded in the R. M. C. office for Greenville County in Plat Book GG, at pages 54 and 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Cool Brook Drive, the joint front corners of Lots Nos. 52 and 53, and running thence along the joint line of said lots, S. 64-26 W. 168 feet to an iron pin near a branch; thence following the meanders of said branch, a traverse line being S. 28-00 E., 70 feet to an iron pin at the joint rear corner of Lots Nos. 53 and 54; thence along the joint line of said lots, N. 64-26 E. 171 feet to an iron pin on the southwestern side of Cool Brook Drive; thence along the southwestern side of Cool Brook Drive, N. 24-34 W. 70 feet to the beginning corner; being a portion of the property conveyed to grantor corporation by Henry J. Winn by deed dated February 4, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 471, at page 382.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantor on June 7, 1954 in the original sum of \$ 6,500.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 598, at page 374, on which there is a balance due of \$ 6,489.82 as of this date. The terms of payment under said mortgage have been extended by agreement recorded in said R. M. C. office in Mortgage Book 643, at page 351.

Also a part of the consideration for this conveyance is the satisfaction of a mortgage in the amount of \$2500.00 heretofore given by the grantor to the grantee, recorded in the R. M. C. office for Greenville County in Mortgage Book _____, at page _____. Said amount represents the cost of materials furnished by grantee to grantor.