

State of South Carolina,

FILED
GREENVILLE CO. S. C.

Greenville County

JUN 14 10 27 AM 1948

OLLIE FARNSWORTH
R. M. C.

Know all Men by these Presents, That I, Earl H. Eppling, Portsmouth, Va.

in the State aforesaid,

in consideration of the sum of Ninety eight hundred seventy five and no/100 Dollars
A portion of this purchase price is the assumption of a mortgage referred to below
to me paid by Robert A. Smith

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-
leased, and by these presents do grant, bargain, sell and release unto the said Robert A. Smith,
his heirs and assigns forever.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State

of South Carolina, in section known as Sans Souci, about 2 miles north of the City of
Greenville, on Ethelridge Drive at the northwest corner of the intersection of said
Drive and Beacon St. Said lot having the following metes and bounds:

Beginning at an iron pin on the western edge of a 5 foot sidewalk running along
Beacon St and the northern edge of a 5 foot sidewalk along Ethelridge Drive and
running thence along the northern edge of said sidewalk of Ethelridge Drive, S. 77-55
W. 60 ft to an iron pin, joint front corner of Lots Nos. 11 and 12; thence with the
eastern line of Lot No. 11, N. 5-33 W. 149.7 ft to a point on the dividing line of
Lots Nos. 11 and 12; thence N. 77-55 E. 60 ft to an iron pin on the western edge of
said sidewalk running along Beacon St; thence along the western edge of said sidewalk
S. 5-35 E. 147.5 ft to an iron pin the beginning corner.

The lot herein conveyed is known and designated as a portion of Lot No. 12 on plat of
property recorded in R.M.C. Office for Greenville County in Plat Book I, page 150, and
the portion herein conveyed constitutes all of said lot No. 12, except for a fifteen
foot strip at the rear of said lot adjoining Lot No. 21 and this fifteen foot strip is
not included in this conveyance

The property above described is conveyed subject to the restrictions set forth in deed
book 233, page 421.

It is expressly agreed that the Grantee, his heirs and assigns, have a right of way
over the above mentioned fifteen foot strip for the purpose of ingress and egress to
the part of Lot No. 12 herein conveyed to the grantee.

As a part of the consideration for the above conveyance the grantee herein assumes and
agrees to pay off a certain mortgage of the grantor to Alton Loan & Security Company,
Florence, S. C., recorded in Volume 353, page 117 R.M.C. Office, Greenville Co., S. C.
Said mortgage having been assigned to Teachers Assurance & Annuity Association of
America, and upon which mortgage there is an unpaid balance of 8028.89 as of June 15,
1948.

The grantee assumes and agrees to pay all taxes commencing June 15th, 1948 and thereafter.

169-1-11A