

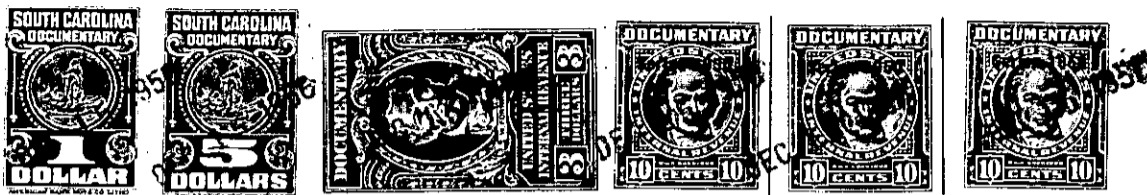
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The State of South Carolina,
COUNTY OF GREENVILLE

LILLIE 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 consideration

of the sum of Twenty-six Hundred Seventy-five and no/100 (\$2675.00) Dollars,

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 James D. Franks, his

~~Heirs and Assigns:~~

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the Westerly side of Welcome Street, near the City of Greenville, South Carolina, being shown as Lot No. 11 on the plat of Talmer Cordell Subdivision as recorded in the RMC Office for Greenville County, S. C., in Plat Book "X", page 179, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Welcome Street at a point 130 feet South of the Southwest corner of the intersection of Welcome Street and Welcome Road, joint front corner of lots 10 and 11 and thence along the joint line of said lots S 76-0 W 160 feet to an iron pin on the rear line of Lot No. 8; thence along the rear line of Lots Nos. 8 and 7 S 14-0 E 60 feet to an iron pin, joint rear corner of lots 11 and 12; thence along the joint line of lots 11 and 12 N 76-0 E 160 feet to an iron pin on the Westerly side of Welcome Street; thence along the Westerly side of Welcome Street N 14-0 W 60 feet to the point of beginning.

This property is conveyed subject to a mortgage given by the Grantor to Carl W. Garrison d/b/a Blue Ridge Lumber Co. on Oct. 9, 1950 in the amount of \$5,000.00, said mortgage having been assigned by the mortgagee to Peoples National Bank on Nov. 10, 1950, said mortgage and assignment being recorded in the RMC Office for Greenville County, S. C., in Vol. 479, page 255.

For deed into Grantor, see Vol. 405, page 478. For restrictions, see Vol. 418, page 23.

The grantor covenants and agrees that this property is equipped with adequate water supply lines and that until such time as city water becomes available for use thereon, the grantor will furnish an adequate supply of water for residential purposes for the house now located on said property at the flat rate of Two Dollars (\$2.00) per month.

GRANTEE TO PAY 1950 TAXES.

241-1-99