

The State of South Carolina,

COUNTY OF Greenville

FILED GREENVILLE CO. S. C.

OCT 26 11 44 AM 1954



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 consideration of the sum of Five Hundred and No/100 - - - - - (\$500.00) - - - - Dollars, and the assumption of mortgage 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 A. F. Crossley, Jr., his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Gantt Township, being known and designated as Lot No. 54 according to a plat of Belmont Heights prepared for Local Home Builders, Inc. by C. C. Jones, C. E., April, 1954, said plat at this time being unrecorded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Cool Brook Drive, joint front corner of Lots 53 and 54, and running thence with the joint line of said lots, S. 64-26 W. 171 feet to an iron pin; thence continuing with the joint line of said lots, S. 64-26 W. 5 feet to a point in the center of a branch; thence with the meanderings of said branch, the traverse lines of which are S. 3-06 W. 40.8 feet to an iron pin; thence S. 56-45 E. 40 feet to an iron pin, joint rear corner of Lots 54 and 55; thence leaving said branch and running with the joint line of Lots 54 and 55, N. 64-26 E. 170 feet to an iron pin on the western side of Cool Brook Drive; thence with said drive, N. 24-34 W. 70 feet to the beginning corner.

The above described property is a portion of the same 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.

The grantee herein expressly assumes and agrees to pay the balance due on a certain note and mortgage executed by the grantor corporation in favor of First Federal Savings and Loan Association of Greenville, the balance thereon being \$8,500.00.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee hereinafter named, and his Heirs and Assigns forever