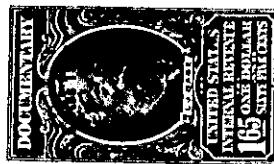


BOOK 534 PAGE 305

The State of South Carolina,

COUNTY OF Greenville



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 Three Thousand and No/100 - - - - - 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 Brown, Inc., its successors 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, in Gantt Township, being known and designated as Lot No. 57 of a subdivision known as Belmont Heights according to a plat thereof prepared by C. C. Jones, C. E., April, 1954 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Cool Brook Drive, joint front corner of Lots 56 and 57, and running thence with the joint line of said lots, S. 64-26 W. 155 feet to a point in the center of a stream; thence following the center of said stream, in a southerly direction, the traverse lines of which are as follows: S. 18-34 W. 42.2 feet to an iron pin; thence S. 54-12 E. 45 feet to an iron pin, joint rear corner of Lots Nos. 57 and 58; thence along the joint line of said lots, N. 64-26 E. 163 feet to an iron pin on the southwest side of Cool Brook Drive; thence with said 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.

The grantee expressly assumes and agrees to pay the balance due on a certain note and mortgage executed on July 2, 1954 in the original sum of \$6,000.00 by the grantor in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 605, at page 541, on which there is a balance due of \$ 5,966.95 as of this date.