a Southerly direction 52 feet, more or less, to a point at the Northwest corner of the intersection of President Street and Wakefield (Grove) Street; thence with the Northern side of Wakefield (Grove) Street in a Southwesterly direction 85 feet, more or less, to a point at the joint corner of the premises herein described and property now or formerly of Furman University; thence with the line of the said Furman University property N. 12-00 W. 72 feet, more or less, to the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the Grantor herein by deed of Joseph T. Burgard and Margaret J. Burgard, individually and as trustees under the Will of Frances M. Burgard, deceased, dated March 14, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 970 at page 105.

The Grantee herein assumes and agrees to pay the balance due on that certain mortgage in the original principal sum of $35,000.00, given by the Grantor herein to Margaret J. Burgard and Joseph T. Burgard, individually and as trustees under the Will of Frances M. Burgard, deceased, dated March 14, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in REM Book 1269 at page 701; the principal balance due on this mortgage being $25,000.00.

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 said James B. Gowan, his Heirs and Assigns forever.

And James B. Gowan, M.D., P.A., does hereby bind itself, its successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said James B. Gowan, his Heirs and Assigns, against it and its successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS its hand and seal, this 14th day of March in the year of our Lord one thousand, nine hundred and seventy-five in the two hundredth year of the Independence of the United States of America.

JAMES B. GOWAN, M.D., P.A.

BY: James B. Gowan, Res. (L.S.)

Signed, sealed and delivered in the presence of

Vera D. Quinn

Mark W. Sullivan III

(L.S.)

(L.S.)

(L.S.)

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