

NOW, Therefore, Know all men by these Presents, that I, FRANK P. MCGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of Sixty-Two Thousand and no/100-----(\$62,000.00)----- Dollars, to me paid by the said Gaynell B. Trout

the receipt whereof is hereby acknowledged, HAVE GRANTED, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the said Gaynell B. Trout:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing 10.6 acres, more or less, as shown on a plat of property of Mrs. Othello Thornton, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book FF, page 179, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the intersection of the Log Shoals Road and the Standing Springs Road, and running thence along the center of Log Shoals Road, S. 80-05 W., 1,225.5 feet to an iron pin; thence with the property of C. F. Riddle, N. 45-03 1/2 E., 124.2 feet to an iron pin; thence S. 86-14 E. 169 feet to an iron pin in the center of Standing Springs Road; thence with the center of said road, the following courses and distances to-wit: S. 2-01 W., 242.4 feet to an iron pin; thence S. 18-18 E. 215.1 feet to an iron pin; thence S. 30-17 E. 233.7 feet to the point of beginning.

The property was sold subject to all past due and accruing taxes.

This property was sold and is hereby conveyed upon the condition that the purchaser assume and agree to pay that first note and mortgage which is held by Fountain Inn Federal Savings and Loan Association which mortgage is recorded in Real Estate Mortgage Book 1207, Page 159, which had an assumption balance due thereon as of December 5, 1977 in the amount of \$4,975.17. This property was also sold and is hereby conveyed subject to two leases involving a portion of the property, which leases are recorded in the R.M.C. Office, Greenville County Court House in Deed Book 1016 at Pages 217 and 223.