

218 E. Avondale Drive
Greenville, S.C. 29609
State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO. S.C.
AUG 17 4 23 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, That Marshall Yount Feimster, Jr.

in the State aforesaid, in consideration of the sum of \$11,293.71 (plus assumption of
Mortgage as set forth below) Dollars,
to in hand paid at and before the sealing of these presents by
Frank S. Poe, Jr. and Mary M. Poe

(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 Frank S. Poe, Jr. and Mary M. Poe, their
heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville County, South Carolina situate lying and being in the City of Greenville on the Easterly side of East Avondale Drive, being known and defined as Lot 12, Block K of Northgate Subdivision as shown on Plat thereof recorded in the R.M.C. office for Greenville County in Plat Book M, Page 13 and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Easterly side of East Avondale Drive at the joint front corner of lots 11 and 12 and running thence with the line of lot 11 in an Easterly direction 247.4 feet to an iron pin; thence along the rear line of lot 12 in a Southerly direction 70.65 feet to an iron pin at the joint rear corner of lots 12 and 13; thence along the line of lot 13 in a Westerly direction 257 feet to an iron pin on the Easterly side of East Avondale Drive; thence along the Easterly side of East Avondale Drive in a Northerly direction 70 feet to the beginning point.

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This is the same property conveyed to Grantor herein by deed of John A. O'Donnell recorded on September 27, 1974, in the R.M.C. office for Greenville County in Deed Book 994 at page 424.

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.

The Grantees herein assume and agree to pay the balance due on that certain mortgage given by Marshall Young Feimster, Jr. to Collateral Investment Company dated February 27, 1974, in the original principal sum of \$32,400 and recorded in the RMC office for Greenville County, South Carolina in Mortgage Book 1302 page 751 the balance due on said mortgage being \$ 31,706.29

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