

and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of the right of way of U.S. Highway No. 276 and 25 (Poinsett Highway) at the corner of property known as Lot No. 3 owned by Frontier Electronics, Inc., and running thence along said side of said right of way, S. 46-25 E., 105.8 feet to an iron pin on said right of way (said iron pin being located 406.8 feet west of the Old Buncombe Road); thence N. 13-45 E., crossing a 20 foot access road, 377.9 feet to an iron pin on Avalon Estates Subdivision; thence along side line, N. 52-52 W., 100 feet to the rear corner of Lot No. 3 owned by Frontier Electronics, Inc.; thence along the line of property of Frontier Electronics, Inc., 13-45 W., 365 feet to an iron pin, the beginning point.

The above property is the same property conveyed to the Grantor by deed of T. Cooper James recorded September 22, 1972 in Deed Book 956 at page 5, and is hereby conveyed subject to all rights of way, conditions, easements, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

As a part of the consideration of this deed, the Grantees agree and assume to pay in full the indebtedness due on a note and mortgage covering the above described property given to Southern Bank & Trust Company in the original sum of \$27,000, recorded in Mortgage Book 1250 at page 199, which has a present balance due in the sum of \$16,000.00.

RECORDED JAN 6 '77 At 3:00 P.M. 18082

DILLARD & MITCHELL, P. A.  
18082  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
JACK GUMBIN

JACK GUMBIN and LOUISE GUMBIN  
Trustees, under written Agreement  
dated December 27, 1976.  
Address: \_\_\_\_\_  
TO

# Title to Real Estate

I hereby certify that the within Deed has been this 6th  
day of January 19 77  
at 3:00 P. M. recorded in Book 1049 of  
Deeds, page 223

Register of Meas. Conveyance Greenville County

I hereby certify that the within Deed has been this \_\_\_\_\_

day of \_\_\_\_\_

in \_\_\_\_\_ recorded in Book \_\_\_\_\_ page \_\_\_\_\_

Auditor \_\_\_\_\_ County \_\_\_\_\_

DILLARD & MITCHELL, P. A.  
119 WAINLY STREET  
GREENVILLE, S.C. 29601  
23.8 Acres. Cor. New U.S. Hwy. 25 &  
Old U.S. Hwy. 25, Less Part

RECORDED  
18082  
JAN 6 1977  
8234