

STATE OF SOUTH CAROLINA,]

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, That Frederick Oscar Combs, 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 Eighty (800.00) DOLLARS, alone existing mortgaged indebtedness

has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto R. P. DuVernet

All these two certain pieces, parcels or tracts of land in the County and State aforesaid, and having the following metes and bounds, to-wit:

(1) Beginning at an iron pin in old Road near its junction with White Horse Road and running thence N 57° E. 24.34; thence N 41° E. 6.26, more or less to sun barrel corner; thence S 59° W. 26.25 to an iron pin on White Horse Road, thence S. 59° E. 6.20, more or less to the beginning corner, containing 23.75 acres, more or less, according to a plat of M. E. Donaldson land, made by James P. Miller October 11th, 1917

This being the same tract of land conveyed by M. E. Donaldson to R. P. Adler and later conveyed to J. S. Mauldin by George A. Selce and recorded in Vol 34, at page 431, and by J. S. Mauldin to J. C. Robinson by deed dated March 20th, 1919 and recorded in R. M. C. Office for Greenville County in Vol 44, page 465, and by J. C. Robinson to the grantor by deed dated July 30th, 1919, and recorded in R. M. C. Office for Greenville County in Vol 45, at page 550.

(2) Beginning on Dundleton Road at a point, and running thence N. 57 1/2° W. 40.59 chains to a stake; thence N. 49 3/4° W. 1.69 chains to a stake on Moringhan Mill Road; thence with said road N 59° E. 24.15 chains to a stake; thence along line of W. H. Roper land S. 23 1/2° W. 21.87 chains to the beginning corner.

This being known as a portion of the Speagle Place, containing 13 1/2 acres, more or less, and being the same tract of land conveyed to R. P. DuVernet, by Mattie A. McKee, Executrix by deed dated 29th day of March, 1910 and recorded in R. M. C. Office for Greenville County in Vol 8, page 162, and by R. P. DuVernet to grantor by deed recorded in R. M. C. Office for Greenville County in Vol 70, at page 463

It is understood and agreed that this conveyance is made subject to two certain mortgages, to-wit: Mortgage executed to John R. White in the sum of \$3,000.00 recorded in R. M. C. Office for Greenville County in Vol 92, page 266, and mortgage executed to A. D. L. Balthdale in the sum of \$4,800.00, recorded in R. M. C. Office for Greenville County in Vol 140, page 37. But that the grantee herein in accepting this deed expressly refuses to assume the same.