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State of South Carolina  
COUNTY OF GREENVILLE  
GREENVILLE

FILED  
GREENVILLE CO. S.C.  
OCT 15 10 52 AM 1948

OLLIE FARNSWORTH  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, That The Peoples National Bank  
of Greenville, South Carolina  
a corporation chartered under the laws of the State of United States  
and having its principal place of business at  
Greenville in the State of South Carolina  
for and in consideration of the sum of One and no/100 Dollars,  
and exchange of real estate having a value of less than \$100.00

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee  
hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and  
released, and by these presents does grant, bargain, sell and release unto  
Paul P. Efstration and James A. Ballas

All that certain piece, parcel and lot of land in Greenville County,  
State of South Carolina in the City of Greenville on the north side  
of Buncombe Street and having the following metes and bounds, according  
to survey and plat made by the Piedmont Engineering Service, August 7,  
1948:

Beginning at an iron pin on the north side of Buncombe Street at the  
southeast corner of other property of the Grantees herein and running  
thence along the north side of Buncombe Street S. 34-08 E. 4 feet to  
an iron pin; thence N. 37-17 E. 45.6 feet to an iron pin; thence S. 41-  
20 W. 44.8 feet to an iron pin at the beginning corner.

The above described property is triangular in shape and is a portion  
of the same lot of land heretofore conveyed to the Grantor by deed from  
S. B. Francis dated July 30, 1948 and of record in the R.M. C. Office  
for Greenville County in Deed Book 352, Page 461.