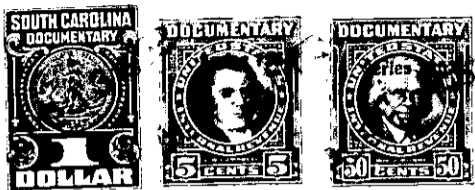


3007 4000 PAGE 507

The State of South Carolina,
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, That Local Home Builders, 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 Three Hundred and No/100 (\$300.00) Dollars,
and the assumption of mortgage set out below

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
Johnny B. Sprouse, his heirs and assigns forever.

All that certain piece, parcel, or lot of land situate, lying and being in the
State of South Carolina, County of Greenville, Greenville Township, on Blue Ridge
Drive between Newland Avenue and Perry Road in a section known as Sans Souci,
being known and designated as Lot 32 and a small portion of Lot 33 of a subdivision
of the Perry property as shown on plat thereof recorded in the office of the R.M.C.
for Greenville County in Plat Book O, at page 45, and having, according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of a five foot sidewalk run-
ning along Blue Ridge Drive, the joint front corner of Lots Nos. 31 and 32, and
running thence along the joint line of said lots, S. 5-50 E. 152.7 feet to an iron pin,
the joint rear corner of said lots; thence along the rear line of Lots Nos. 57 and 56,
S. 82-45 W. 62 feet to an iron pin in the joint line of Lots 33 and 56; thence on a line
through Lot 33, N. 5-50 W. 158.2 feet to an iron pin on the southern edge of said
sidewalk running along Blue Ridge Drive; thence along the southern edge of said
sidewalk running along Blue Ridge Drive, N. 87-37 E. 62 feet to an iron pin, the
beginning corner.

The above described lot is the same conveyed to grantor corporation by
W. R. Sanders by deed dated May 16th, 1952 and recorded in the R. M. C. office
for Greenville County in Vol. 456, at page 243.

As a part of the consideration for this conveyance, the grantee herein ex-
pressly assumes and agrees to pay the balance due on a certain note and mortgage
executed on the 16th day of May, 1952 in the original sum of \$9800.00 by the
grantor in favor of First Federal Savings and Loan Association of Greenville, re-
corded in the R. M. C. office for Greenville County in Mortgage Book 530, at page
265, on which there is a balance due of \$9,747.87 as of this date.

167-5-35-73