

BOOK 462 PAGE 47

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 Twenty-Five Hundred and No/100 - - - - - (\$2500.00) - - - 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 A. A. Phillips, Jr.,  
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, Welcome  
School District, being known and designated as Lot No. 22 of the property of  
James H. Campbell according to a plat thereof prepared by C. C. Jones, Engineer,  
June, 1951 and recorded in the R. M. C. office for Greenville County in Plat Book AA,  
at page 109, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Springfield Avenue at the  
joint corner of Lots Nos. 21 and 22, said pin being 157 feet southeast from the  
western corner of the intersection of said Springfield Avenue with Florida Avenue  
Extension, and running thence along the joint line of said Lots Nos. 21 and 22,  
S. 74-17 W. 106.3 feet to an iron pin at the rear corner of Lot No. 19; thence along  
the line of said Lot No. 19, S. 75-47 W. 15.5 feet to an iron pin; thence S. 14-13 E.  
100.55 feet to an iron pin at the rear corner of Lot No. 23; thence along the line of  
that lot, N. 69-42 E. 137.2 feet to an iron pin on the western side of Springfield  
Avenue; thence along the western side of Springfield Avenue, N. 20-18 W. 100 feet  
to the beginning corner; being a portion of the property conveyed to grantor corpora-  
tion by James H. Campbell by his deed dated August 4, 1951 and recorded in the  
R. M. C. office for Greenville County in Vol. 447, at page 197.

This lot is shown on the Township Block Book at Sheet 249, Block 2, Lot 51,  
and the grantee is to pay taxes for the year 1952, said taxes having been pro-rated  
as of this date.

As a part of the consideration for this conveyance, the grantee herein expressly  
assumes and agrees to pay the balance due on a certain note and mortgage executed  
by grantor in favor of First Federal Savings and Loan Association of Greenville, on  
which there is a balance due of \$9,000:00 as of this date.

249-2-51