

State of South Carolina,

BOOK 463 PAGE 395

Greenville County

Know all Men by these presents, That

We, Fred N. Kestner and Lois I. Kestner, of Greenville County,

in the State aforesaid, in consideration of the sum of

Thirty-Three Hundred, Eighty-Six and 33/100 - - - - - (\$3386.33) - - - Dollars
and the assumption of mortgage set out below

to us paid by Walter C. Edwards and Florrie E. Edwards

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Walter C. Edwards and Florrie E. Edwards, their 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, and in Paris Mountain Township, on the Buncombe Road between Woodlawn Drive and Mt. Pleasant Avenue, in Sans Souci Heights, a subdivision situated on the New Buncombe Road about four miles north of the City of Greenville, being known and designated as Lot No. 20 as shown on plat recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book W, at page 155, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of the New Buncombe Road at the corner of Lot No. 19, which point is 140 feet northwest of the intersection of Mt. Pleasant Avenue, and running thence along the southwest side of the New Buncombe Road, N. 39-10 W. 70 feet to an iron pin at the corner of Lot No. 21; thence along the line of that lot, S. 50-50 W. 150 feet to an iron pin at the rear corner of said lot; thence S. 39-10 E. 70 feet to an iron pin at the rear corner of Lot No. 19; thence along the line of Lot No. 19, N. 50-50 E. 150 feet to the beginning corner; being the same conveyed to us by J. H. Mauldin by deed dated August 12, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 461, at page 311.

The above described lot is shown on the Township Block Book at Sheet D4, Block 4, Lot 22, and the grantees are to pay taxes for the year 1952.

As a part of the consideration for this conveyance, the grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the grantors on August 12, 1952 in the original sum of \$9200.00 in favor of First Federal Savings and Loan Association of Greenville, recorded in the R. M. C. office for Greenville County in Mortgage Book 538, at page 43, on which there is a balance due of \$9,113.67 as of this date.

The above described property is conveyed subject to a beautification easement granted to the S. C. State Highway Department, the terms of which are set forth in deed recorded in Vol. 444, at page 38.

D4-4-22

