

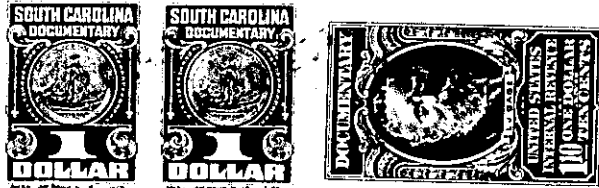
RECORDED

BOOK 494 PAGE 325

The State of South Carolina, }  
COUNTY OF GREENVILLE

FEB 20 12 19 1954

FILED



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 One Thousand and No/100 - - - - - (\$1,000.00) - 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  
George James, 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, being known  
and designated as Lot No. 20 of a subdivision known as "Cordell Subdivision  
No. 10" according to a plat prepared by C. C. Jones, C. E., December, 1952, re-  
corded in the R. M. C. office for Greenville County in Plat Book BB, at page 84,  
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Cornell Court, the joint  
front corner of Lots 19 and 20, and running thence along the joint line of said lots,  
N. 36-38 E. 166.8 feet to an iron pin on the southwest side of Curtis Road; thence  
along the southwest side of Curtis Road, N. 46-32 W. 80 feet to an iron pin at the  
rear corner of Lot 21; thence along the line of that lot, S. 33-33 W. 185.8 feet to  
an iron pin on the northeast side of Cornell Court; thence along the northeast side  
of Cornell Court, S. 60-05 E. 70 feet to the beginning corner; being a portion of  
the property conveyed to grantor corporation by India E. Pepper and Louise Earle  
by deed dated September 25, 1952 and recorded in the R. M. C. office for Green-  
ville County in Vol. 463, at page 503.

The above described property is shown on the Township Block Book at  
Sheet 240, Block 1, Lot 45, and the grantee is to pay taxes for the year 1954, said  
taxes having been pro-rated as of this date.

The grantee herein expressly assumes and agrees to pay a certain note  
and mortgage executed by the grantor in favor of First Federal Savings and Loan  
Association of Greenville, recorded in the R. M. C. office for Greenville County  
in Mortgage Book 583, at page 190, on which there is a balance due of \$8,000.00  
as of this date.

40-1-42

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said  
Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee  
hereinabove named, and his Heirs and Assigns forever