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GREENVILLE CO. S. C.

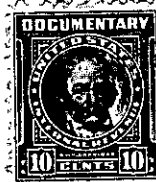
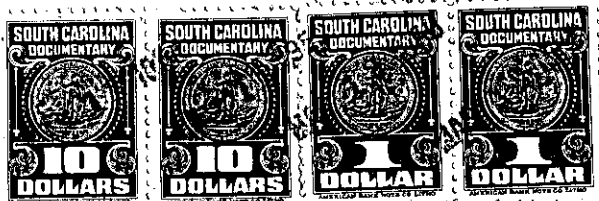
BOOK 619 PAGE 07

State of South Carolina

County of Greenville

MAR 12 9 49 AM 1959

OLLIE FARMWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS That BRUCE OIL CO., 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 TEN THOUSAND FIVE HUNDRED SEVENTY SEVEN AND 25/100 DOLLARS (\$10,577.25) and the assumption of the mortgage herein below referred to ~~XXXXX~~

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 JAMES RIVERS REALTY CORPORATION, its successors and assigns, forever:

ALL that certain piece, parcel or lot of land situate in Greenville Township, with the buildings and improvements thereon, lying and being on the Southwest side of Buncombe Road, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 16 and the greater portion of Lot No. 15 of Block A, on plat of lands of Mountain View Land Co.; recorded in the R.M.C. Office for Greenville County, S. C.; in Plat Book A, at pages 396 and 397, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the Southeast corner of Buncombe Road and Gridley Street, and running thence along the Southwest side of Buncombe Road, S. 57-30 E., 121 feet to an iron pin in the front line of Lot No. 15 at corner of property now or formerly owned by E. D. Roy; thence with the said Roy line, S. 35-45 W., 154.2 feet to an iron pin on the Northeast side of a 10-foot alley; thence with the Northeast side of the said alley, N. 55-30 W., 25.5 feet to an iron pin at the intersection of said alley and Gridley Street; thence with the Eastern side of Gridley Street, N. 2-00 E., 91.6 feet to a point; thence continuing along said Gridley Street, N. 3-58 E., 84.4 feet to an iron pin in the Southeastern corner of Buncombe Road and Gridley Street, the point of beginning. Being the same property conveyed to Bruce Oil Co., Inc. by George Phinney and James M. Bruce, by deed dated December 29, 1955, recorded in the RMC Office for Greenville County, S. C. in Deed Volume 543, at page 165, less the strip of land taken from the front of the said lot by the South Carolina Highway Department for the purpose of widening Buncombe Road.

The Grantee herein assumes and agrees to pay according to its terms that certain Note secured by Mortgage given by James M. Bruce and George Phinney to The South Carolina National Bank of Charleston, as Trustee, under agreement with Richard W. Arrington, dated March 23, 1945, in the principal amount of \$24,100, dated June 11, 1955, recorded in the RMC Office for Greenville County, S. C., in Mortgage Volume 641, at page 257, on which there is a principal balance due of \$ 15,922.75 with interest thereon from March, 10, 1959.

The Grantee herein is to pay the 1959 taxes on the above described property.

155-4-1