

State of South Carolina,

FILED GREENVILLE CO. S. C.

BOOK 645 PAGE 533

Greenville County

MAR 7 4 34 PM 1960

Know all Men by these presents, That

I, William H. Dean, Jr., of Greenville County,

in the State aforesaid, in consideration of the sum of

Forty-Seven Hundred and No/100 - - - - - (\$4700.00) - - - - - Dollars

and subject to mortgage set out below

to me paid by Huguenin & Douglas, Inc.

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 Huguenin & Douglas, Inc., its successors and assigns forever:

All that piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as property of William H. Dean, Jr. according to plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book HH at page 155, and also being shown on a plat of the property of Franklin Real Estate and Investment Company recorded in the said office in Plat Book L, at page 6, and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Henrietta Street, which iron pin is 767 feet in a northwesterly direction from the intersection of Henrietta Street and East Park Avenue, and running thence N. 11-27 W. 139 feet to an iron pin; thence S. 80-13 W. 70 feet to an iron pin; thence S. 11-27 E. 135 feet to an iron pin on the northerly side of Henrietta Street; thence along the northerly side of Henrietta Street, N. 80-13 E. 25.5 feet to a point; thence continuing along the northerly side of Henrietta Street, N. 89-30 E. 44.5 feet to an iron pin, the point of beginning; and being the same property conveyed to the grantor by J. F. Carter, et al., by deed dated October 19, 1954 and recorded in the R. M. C. office for Greenville County in Deed Vol. 510, at page 346.

This conveyance is made subject to a mortgage executed by the grantor to General Mortgage Co. in the original sum of \$11,700.00, which mortgage is recorded in the R. M. C. office for Greenville County in Mortgage Book 613, at page 423, the balance due on said mortgage being the sum of \$ 10,172.29 as of this date. Said mortgage has been assigned to The Life Insurance Company of Virginia.

It is expressly understood and agreed that the grantee herein accepts this conveyance subject to said mortgage but specifically does not assume payment of the same and does not assume personal liability therefor.

As a further part of the consideration, the grantor herein conveys and assigns his equitable interest pursuant to an unrecorded contract with Central Agencies, Inc. to the grantee herein in and to that property known as Lot No. 24, Shannon Drive in a subdivision known as McSwain Gardens, and the grantee herein expressly assumes and agrees to pay the balance due under said contract, which balance, as of this date, amounts to the sum of \$ 1,508.96.

