

thence S. 20-07 W. 43.2 feet to an iron pin; thence S. 69-42 E. 46 feet to an iron pin at the corner of property now or formerly owned by Elizabeth Allen Askins; thence with the line of said Askins property S. 21-00 W. 20 feet to an iron pin at the rear corner of the above described property; thence with the line of the above described property N. 68-52 W. 101.25 feet to the point of beginning; being the same property conveyed to Catina E. Efstration by deed of Mrs. Nannie Cox recorded in Deed Book 127, Page 138, and by deed of N. J. Allen recorded in Deed Book 127, Page 581.

The above described property was devised to Lucile E. Ballas, Paul P. Efstration and Peter Efstration by Will of their father, Charles P. Efstration, as will appear by reference to the records in the Probate Court for Greenville County, South Carolina, in Apartment 985, File 5.

As part of the consideration for this conveyance, the grantee agrees to assume and pay the balance due on that certain mortgage given by Charles P. Efstration to Fidelity Federal Savings and Loan Association of Greenville, South Carolina, recorded in Real Estate Mortgage Book 878, Page 400, and having a balance due in the amount of \$60,140.24.

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 said

Peter Efstration and Paul P. Efstration, their heirs and assigns forever.

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said

Peter Efstration and Paul P. Efstration, their

heirs and assigns against myself and my heirs and every other person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS: my Hand and Seal this 9th day of February in the year of our Lord one thousand nine hundred and sixty-eight

Signed, Sealed and Delivered in the Presence of

Barbara J. Orr
Betty M. Butler

Lucile E. Ballas (SEAL)
Paul P. Efstration (SEAL)
(SEAL)
(SEAL)
(SEAL)