

NOW, Therefore, Know all men by these Presents, that I, FRANK P. McGOWAN, JR., as Master, in and for the County of Greenville, aforesaid, in consideration of the sum of -----Twenty-Two Hundred and no/100-----(\$2200,00)----- Dollars,

to me paid by the said Garland J. Avera

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 Garland J. Avera

ALL that lot of land in the County of Greenville, State of South Carolina, known as Lot No. 15 on plat of Orderest Park according to plat made by C. C. Jones, dated July 1948, and recorded in the REC Office for Greenville County in Plat Book LL at page 57, and having the courses and distances as set forth on said plat, which plat is herein incorporated by reference.

The within conveyance is made upon the condition that the grantee does assume and agree to pay the balance due on that certain mortgage held by The Independent Life & Accident Insurance Company dated May 17, 1960, recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 825, at page 217, having a balance due thereon in the amount of \$3,372.50 on August 1, 1970.