

KNOW ALL MEN BY THESE PRESENTS, That Ralph W. Morgan

in the State aforesaid, in consideration of the sum of Eleven Thousand Seven Hundred Sixty Four and 77/100-----(\$11,764.77)----- Dollars and assumption of the mortgage referred to below: to me in hand paid at and before the sealing of these presents by William Martin Lybrand, Jr.

(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 William Martin Lybrand, Jr., his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the southwesterly side of Winsford Drive, near the City of Greenville, South Carolina and being designated as Lot No. 55 on plat entitled "Buxton" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-N, Pages 2, 3 and 4 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Winsford Drive, joint front corner of Lots 54 and 55 and running thence along the common line of said lots S. 53-57 W. 160 feet to an iron pin; thence N. 36-30 W. 120 feet to an iron pin, joint rear corner of Lots 55 and 56; thence along the common line of said lots N. 53-57 E. 160 feet to an iron pin on the southwesterly side of Winsford Drive; thence along said drive S. 36-30 E. 120 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor by deed of P & W Constructors, Inc. dated October 4, 1972 and recorded in the RMC Office for Greenville, S. C. in Deed Book 957, Page 132.

The Grantee herein assumes and agrees to pay the balance due on that note and mortgage given by P & W Constructors, Inc. to Fidelity Federal Savings & Loan Association in the original amount of \$28,400.00, dated March 29, 1972, recorded in the RMC Office for Greenville, S. C. in Mortgage Book 1227, Page 189 with a present balance due of \$28,135.23.

This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, and zoning ordinances, affecting the above described property.

The Grantee is to pay 1973 taxes.

(Continued on next Page)

2400

Greenville County
Stamps
Paid \$ 1320
Act No. 300 Sec. 2

